104-01-0 235.00

This Instrument Prepared By John R. Officer, Attorney
109 South Court Square, Livingston, Tennessee 38570

BOOK 10802 PG 688

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the GRANTEE, plus other valuable consideration, the receipt of which is acknowledged, I, **JULIE E. OFFICER,** referred to as the GRANTOR, have this day bargained and sold and by these presents do transfer and convey unto **JOHN R. OFFICER and wife, CAROLYN OFFICER,** hereinafter referred to as the GRANTEES, their heirs, successors or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 141 and the Southerly one half of Lot No. 140 on the Plan of Part of West Grove Subdivision of record in Book 421, Page 109, Register's Office, Davidson County, Tennessee.

Said Lot No. 141 and the Southerly one-half of Lot No. 140 adjoin and front together 75 feet on the West side of 37th Avenue North and runs back between parallel lines, 160 feet to a line in the rear.

The previous and last conveyance being a deed to Julie E. Officer from Owen P. McGuinness and wife Patrice A. Larette McGuineness of record in Deed Book 845 Page 353, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property known as 135 37th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors or assigns, forever. And I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs, successors or

assigns, against the lawful claims of all persons whomsoever.

Witness my hand and official seal on this the 19 day of February, 1998.

JULIE E. OFFICER

3869 02/20 0101 03CHECK 508.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JULIE E. OFFICER, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 19 day of Feb., 1998.

Notary Public

My Commission Expires:
30 May 1999

* * * * * * * * * * * * *

I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 135,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me on this the 19 day of Feb., 1998.

My Commission Expires: 30 May 1999

Person or Agency Responsible for Taxes:

John R. and Carolyn Officer
P. O. Box 636
Livingston, TN 38570

04 02988
RECEIVED FOR REFERENCE
98 FEB 20 PM 1:44

OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10802 PG 690

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT
125000.00
CON TX 499.50
[illegible] 1.00
[illegible] 2.00
TOTAL 506.50
CHECK 506.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/98 01 13:43 0001 5669

0402988
MACHINE # REFERENCE

98 FEB 20 PM 1:44

[illegible] COUNTY TN

No. 1256362