BK 10826 PG 488

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

William C. Waskey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 98

Jennifer Dunlap
Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

mail **THIS INSTRUMENT WAS PREPARED BY**
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Waskey	SouthTrust Mortgage Corporation	91-15 127.00
(NAME)	(NAME)	
301 52nd Avenue North	210 Wildwood Parkway	25W 09725
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, Alabama 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Eugenia E. Pate by Morris Allen Pate, Executor and Morris Allen Pate and Lynda R. Pate Pond, individually HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Waskey, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a part of Block 12 on the map of the Realty Savings Bank & Trust Company's Revised Plan of the East Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for said County.

Beginning at a point in the westerly margin of 52nd Avenue North which is 125 feet north of the northerly margin of Nevada Avenue, thence with the west margin of said 52nd Avenue North parallel to the north margin of Nevada Avenue, 110 feet to a point; thence southerly parallel to the west margin of 52nd Avenue North, 55 feet to a point; thence easterly 110 feet parallel to the north margin of Nevada Avenue, to the west margin of 52nd Avenue North, to the point of beginning.

Being the same property conveyed to Eugenia E. Pate and husband, Ulysses E. Pate, Jr., by deed from Eugenia E. Pate, of record in Book 4387, page 171, Register's Office for Davidson County, TN. The said Ulysses E. Pate, Jr. having since died. Eugenia E. Pate subsequently died and by will of record in Will Book 213, page 650, Probate Court Clerk for Davidson County, TN, devised property to Morris Allen Pate and Lynda Pond.

This conveyance is subject to the following: Taxes for the year 1998 have

CONTINUED

unimproved ( )
This is improved (X) property, known as 301 52nd Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of February 19 98

Estate of Eugenia E. Pate
By: Morris A. Pate Executor

Morris A. Pate

Lynda R Pate Pond

BOOK 10826 PG 489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jennifer Dunlap, a Notary Public in and for said County and State, the within named Morris Allen Pate, Executor and Morris Allen Pate and Lynda R. Pate Pond, individually

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~XX~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 26th day of Feb. 19 98.

Commission expires 5/27/2001

Jennifer Dunlap
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself/herself/themselves and _____ respectively of the Estate of Eugenia E. Pate the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 26th day of February 19 98.

My commission expires _____

Notary Public

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

been prorated and payment thereof is expressly assumed by the herein Grantee; Easement of record in Book 1630, page 506; Plan of record in Book 421, page 18; all in the Register's Office for Davidson County, TN.

98 MAR -6 AM 10:19

IDENTIF. → REFERENCE

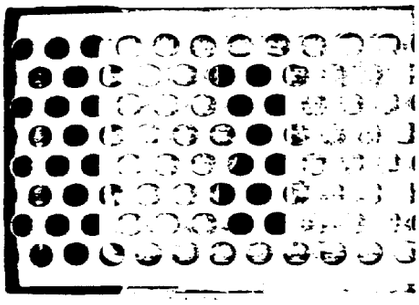
040802

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

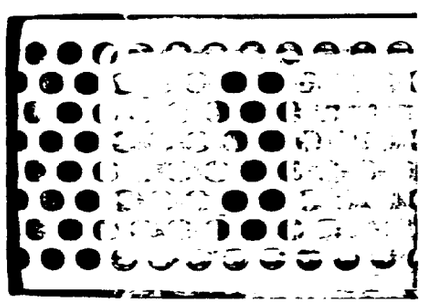
FOR _____

BOOK 10826 PG 490

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0408802

IDENTIF. ↑ REFERENCE

98 MAR -6 AM 10:19

No. 1262431