98030210

BOOK

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10853 PG 39

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Jerry W. Atler
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF March, 19 98

J. Lamont Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JERRY W. ATLER	SAME	90-8-198
(NAME)	(NAME)	
605 Annex Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HOWARD C. DUKE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JERRY W. ATLER AND WIFE, EDNA E. ATLER

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision Part of Lot No. 58, West Nashville Annex, of record in Book 3842, page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard C. Duke by deed from Leslie E. Hill, of record in Book 4114, page 482, said Register's Office for Davidson County, Tennessee, and by deed from Orah Elizabeth Duke, of record in Book 6690, page 965, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT AND HAS NEVER BEEN THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR BENEFICIARIES.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. Davidson County Taxes for 1998, a lien, but not yet due and payable.
2. Matters shown on the Plan of record in Book 3842, page 263, said Register's Office.
3. Right of way to Tennessee Electric Power Company of record in Book 797, page 60, said Register's Office.

unimproved ( )
This is improved (X) property, known as 605 Annex Avenue (House Number) (Street) Nashville, Tennessee (City) (State) 37209 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of March, 19 98.

Howard C. Duke
HOWARD C. DUKE

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10853 PG 40

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HOWARD C. DUKE

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of March, 19 98

My Commission expires:
11/28/98

J Lee Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

98 MAR 25 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

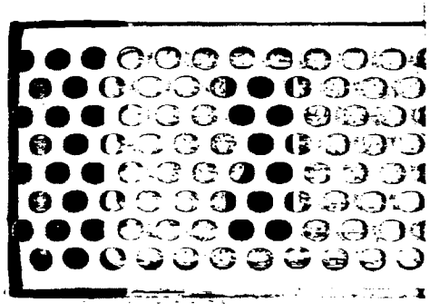
IDENTIF. & REFERENCE

041646

04 03/25 0101 03CHECK

260-60

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10853 PG 41

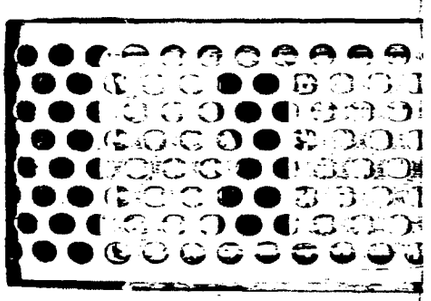
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/98 01 13:26 0001 0410



04116464
IDENTIF. ↑ REFERENCE
98 MAR 25 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1270707