BOOK 10872 PG 402

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Vallean Hare
704 S. Summerville Drive
Madison, Tennessee 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 42-7
PARCEL 27
11D-36650

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John Forster, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Vallean Hare, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 71, on the Plan of Bonnie Brae, Section 3, of record in Plat Book 2854, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John Forster and wife, Lucy Forster, by deed from Howard E. Hildreth and wife, Lou Hildreth of record in Book 7449, Page 809, Register's Office for Davidson County, Tennessee. The said Lucy Forster having sincedied.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

5781 04/03 0101 03CHECK 527.00

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is improved property known as 704 S. Summerville Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vallean Hare, unmarried, her heirs and assigns, forever; and I, John Forster, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98 APR -3 PM 3:17
FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04215 75

Witness my hand this the 1st day of April, 1998.

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John Forster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Forster, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 140,000.00.

AFFIANT

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 1st day of April, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____ BOOK 10872 PG 404

FOR _____

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
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

04/03/98 01 15:19 0001 5781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042 1575
IDENTIF. ↑ REFERENCE

98 APR -3 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1276029