FILE NO. 36689

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 98

Notary Public

MY COMMISSION EXPIRES: Feb 28 1998

(AFFIX SEAL)

BOOK 10910 PG 469

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH A. DAUGHERTY (NAME)	S A M E (NAME)	119-1-278
2412 OAKLAND (STREET ADDRESS OR ROUTE NUMBER)	ACE (STREET ADDRESS)	6DA 15822
NASHVILLE TN 37212 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, WILLIAM WHITTAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH A. DAUGHERTY

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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of a Subdivision of the east part of Mrs. Gray's property, made September 24, 1925, by W. B. Southgate, Surveyor, but not of record.

SAID Lot No. 3 fronts 50 feet on the southerly side of Rose Avenue and runs back between parallel lines parallel with and 100 feet west of the westerly margin of Wickson Avenue, 166 feet to a dead line.

BEING the same property conveyed to William Whittaker and Edna Lovelady by deed from Irene Russell of record in Book 10372, page 905 and by deed from J. B. Lovelady of record in Book 9490, page 369. Edna Lovelady was married to J. B. Lovelady, who was a joint tenant with Irene Russell. When J. B. Lovelady died, she became joint tenant with Irene Russell. The said Edna Lovelady having since died.

THE PROPERTY CONVEYED HEREWITH IS INHERITED PROPERTY AND VACANT LAND AND NOT THE RESIDENCE OF THE GRANTOR OR ANY SPOUSE THEREOF.

This is unimproved ( ) improved (X) property, known as 331 Rose Avenue, Nashville, Tennessee 37211 CHECK 64.50
(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 28th day of April, 19 98

William E. Whittaker

WILLIAM WHITTAKER

STATE OF TENNESSEE }
Davidson County }

BOOK 10910 PG 470

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM WHITTAKER

the bargainor, with whom I am personally acquainted, (or proved to me on 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 Nashville, Tennessee, this 28th day of April, 1998

Commission Expires 9-23-2000

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

043224.7
IDENTIF. & REFERENCE

98 MAY -1 PM 12:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10910 PG 471

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 15000.00
CDN TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 1297

0432247
IDENTIF. # REFERENCE
98 MAY -1 PM 12:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287377