Mail

BOOK 10926 PG 323

This Instrument Prepared By:
Gerald G. Patterson, Esq.
P.O. Box 40347
Nashville, TN 37204

Address New Owner:
Carolyn J. Elam
3712 Princeton Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map: 104-5
Parcel: 175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHRISTINE W. JARRETT (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to CAROLYN J. ELAM (the "Grantee") her successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 and the westerly part of Lot No.2 of J.D. Torry's Subdivision of Lot 411 and 503 of the Richland Realty Company's Division "C" as of record in Book 421, page 186, Register's Office for said County, described as follows:

Beginning on the northerly margin of Princeton Avenue at the southwest corner of said Lot No. 1, being the corner of Original Lots 411 and 412; thence with the westerly line of said Lot No. 1 northerly 230 feet to the southerly margin of an alley 30 feet wide; thence with the southerly margin of said alley easterly 35 feet to a point 7 ½ feet easterly from the corner of Lots Nos. 1 and 2 of said alley; thence in a southerly direction 205 feet, more or less, to a point on the northerly margin of Princeton Avenue 11 feet easterly from the corner of said Lots Nos. 1 and 2; thence with the northerly margin of said Avenue westerly 61 feet to the beginning.

Being the same property conveyed to Christine W. Jarrett by quitclaim deed from Carolyn J. Elam of record in Book 7039, page 996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 1998, a lien, but not yet due and payable.

2. All matters appearing on the plan as of record in Plat Book 421, page 186, Register's Office for Davidson County, Tennessee.

This is improved property known as 3712 Princeton Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her successors and assigns forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 1998.

Christine W. Jarrett

CHRISTINE W. JARRETT

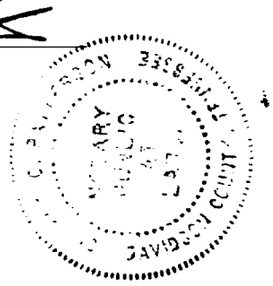
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Christine W. Jarrett, the bargainor, 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 Nashville, Tennessee, this 4th day of May, 1998.

Notary Public

My Commission Expires: 5/18/99



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

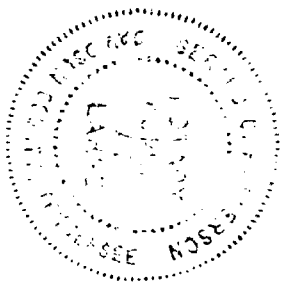
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Carolyn J. Eldam
Affiant

Subscribed and sworn to before me this 4th day of May, 1998.

Notary Public

My Commission Expires: 9/18/99



98 MAY 11 PM 3:10

01361148

5730 05/11 0101 03CHECK 549.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10926 PG 326

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
TOTAL 549.50
CHECK 549.50

05/11/98 01 15:13 0001 5730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436448

98 MAY 11 PM 3:10

No. 1291755