0441279 508

IDENTIFICATION REFERENCE

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 39963
Dav. Co. File: Box 8

98 MAY 22 PM 12:21

BOOK 10943 PG 276

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carolyn H. Proctor 3617 Rainbow Place Nashville, TN 37204	owner

TAX MAP-PARCEL NUMBERS: 118-14-171 OH 7064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 147000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy C. Walker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carolyn H. Proctor, unmarried,** hereinafter called the **Grantee**, Grantee's 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 the southerly part of Lot No. 30 and the northerly part of Lot No. 31 on the Plan of Marengo Park, Section "C", as of record in Book 1130, page 21, said Register's Office, and described according to a survey made by Hal R. Swann, Surveyor, dated October 23, 1965, as follows:

BEGINNING at an iron pin in the westerly margin of Rainbow Road, at a point 37 feet 4 1/2 inches north of the common corner of Lot Nos. 30 and 31 on said plan; thence with the margin of said road, southerly 73 feet 1 1/2 inches to a spike; thence westerly 224 feet, more or less, to an iron pin; said pin being located 28 feet 11 1/2 inches southerly from the common rear corner of Lots 30 and 31; thence northerly with the westerly line of Lots Nos. 30 and 31, 61 feet 3 1/2 inches to a post; thence easterly 222 feet 2 inches, more or less, to the point of beginning.

BEING the same property conveyed to Judy C. Walker, by deed from Harry M. Lee and wife, Mildred McClain Lee of record in Book 7254, page 148, and by Deed of Correction in Book 7949, page 534, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 21, said Register's Office, shows an owner's certificate, a 65 foot minimum setback line from Rainbow Road and 10 foot easement for public utility purposes along the rear line of said lot; Easement for driveway purposes along the southerly line of said lot, as set out in the deed of record in Book 3984, page 506, said Register's Office.

This is improved property, known as: 3617 Rainbow Place, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 1998.

Judy C. Walker

Judy C. Walker

State of Tennessee
County of Davidson

On this 18th day of May, 1998, before me the undersigned authority, personally appeared **Judy C. Walker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147000.00

Carolyn H. Proctor
Affiant

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn and subscribed before me on the 18th day of May, 1998.

Notary Public

My Commission Expires: 5-5-99

0086 05/22 0101 03CHECK 552.9

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10943 PG 278

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	
				147000.00
			CON TX	543.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	552.90
			CHECK	552.90
05/22/98	01		12:22 0001	0886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0441279
IDENTIFICATION REFERENCE
98 MAY 22 PM 12:21
REGISTER
DAVIDSON COUNTY, TN

No. 1296856