Book 10959 971

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36739)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret L. Good	First American National Bank	72-3-226
(NAME)	(NAME)	
1300 Howard Avenue ,	First American Center	15DZ-10085
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, Tennessee 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Adirene M. Karsch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret L. Good and husband, Jason K. Winfree

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:

TRACT 1:
Being part of Lot No. 149 on the map of Inglewood Place, as of record in Book 332, Page 101 of Register's Office Davidson County, Tennessee, described as follows: Said part of Lot No. 149 fronts 15 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line. Said 15 feet begins on Howard Avenue 50 feet east of the north west corner of Lot No. 149 and adjoins the property conveyed to Geo. A. Karsch, Jr. and wife, Adirene M. Karsch by R. Loyd Scobey and wife, as of record in Register's Office for Davidson County, Tennessee, Book 641, Page 62.

TRACT 2:
Being the westerly one-half of Lot No. 149 on the Map of Inglewood Place, as of record in Book 332, Page 101, of the Register's Office for said County. Said part of said Lot No. 149 fronts 50 feet on the southerly side of Howard Avenue, and runs back, between parallel lines, 205 feet to a dead line. BEING the same property conveyed to Geo. A Karsch, Jr. and wife, Adirene M. Karsch by deed from R. Loyd Scobey et al (15') of record in Book 682, Page 293; and by deed from R. Loyd Scobey and wife, Corinne S. Scobey (50') of record in Book 641, Page 62, Register's Office for Davidson County, Tennessee. The said Geo. A. Karsch, Jr. has since died.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1300 Howard Avenue, Nashville, TN 37216
(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 May 19 98

Adirene M. Karsch by Susan Karsch Snyder as atty. in fact

Bk/M 10959 Pg 972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~ADIRENE M. KARSCH~~

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 May 19 98.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

State of Tennessee
County of DAVIDSON

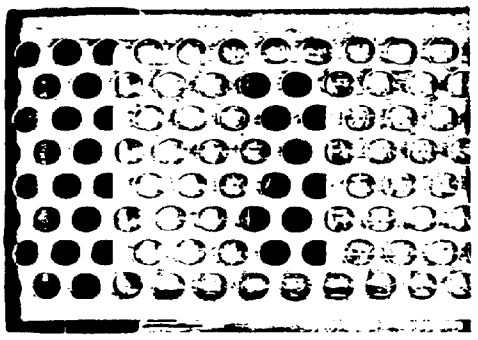
On this the 28TH day of MAY, 1998, before me personally appeared SUSAN KARSCH SNYDER to me known to be the person who executed the foregoing instrument in behalf of ADIRENE M. KARSCH as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said ADIRENE M. KARSCH.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 28TH day of MAY, 1998.

My Commission Expires:
11/28/98

Notary Public

0445563
98 JUN -3 PM 1:19
5435 06/03 0101 03CHECK 304.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 10959 973

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 205.63
PRFEE 1.00
WDEED 8.00
~~TOTAL 214.63~~
CHECK 214.63

06/03/98 01 13:21 0001 5435

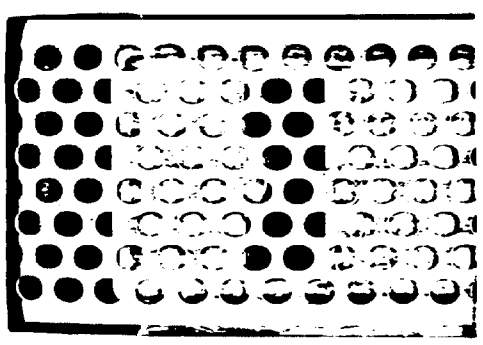
VOID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 205.63
CON TX 295.63
~~TOTAL 90.00~~
~~CHECK 90.00~~

06/03/98 01 13:22 0001 5436
5436 06/03 0101 03CHECK 90.00

Total $ 3046



0445563
IDENTIFICATION & REFERENCE
98 JUN-3 PM 1:19

No. 1301359