BOOK 10967 PG 188

Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 8, 1999

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$61,000.00**

Jennifer Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF MAY, 1998.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine W. Walden	OWNER	107-5-13 209
(NAME)	(NAME)	
209 Oak Grove		20A 64953
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Rita G. Heffner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine W. Walden**, 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. 209 on the Plan of The Addition to Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 456, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rita Gayle Heffner, unmarried by deed of record in Book 6012, Page 725, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Rita G. Heffner and Rita Gayle Heffner being one and the same person.

unimproved ☐
This is improved ☒ property, known as **209 Oak Grove, Nashville, TN 37217**
(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.

0447557
IDENTIF. # REFERENCE

98 JUN -8 PM 1:42

FELIX E. DUNCAN REGISTER
DAVIDSON COUNTY, TN.

7570 06/08 0101 03CHECK 234.70

Witness my/our hand(s) this 29th day of May, 1998.

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Rita G. Heffner

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 Rita Gayle Heffner the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. * a/k/a Rita G. Heffner

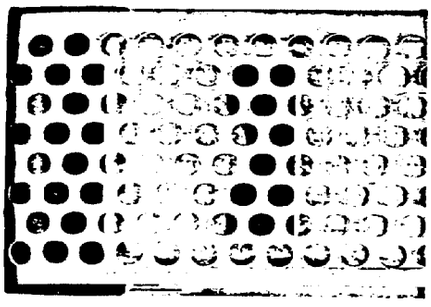
Witness my hand and official seal at Nashville, Tennessee, this 5/29/98

Commission expires:

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999



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

RECEIVED OF _____

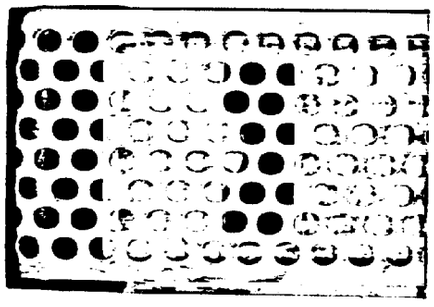
FOR _____

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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 61000.00
				CON TX 225.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 234.70
				CHECK 234.70
06/08/98	01			13:45 0001 7570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447557
IDENTIF. # REFERENCE

98 JUN -8 PM 1:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303464