BOOK 10982 PG 616

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 122,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of June 1998

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANN K. TUCKER 4401 Elkins Avenue Nashville, Tennessee 37209	SAME	MAP 91-16 PARCEL 69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 122,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WILLIAM R. NORTHRUP, unmarried

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ANN K. TUCKER, unmarried hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 302 of Block 14 on the Plan of Charlotte Park Company's First Addition as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 302 fronts 50.0 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back between parallel lines with the westerly side of margin of 44th Avenue, North, formerly 3rd Street, 180.0 feet to an alley.

BEING the same property conveyed to William R. Northrup by deed from B.F. Waggoner of record in Book 9089, page 971, Register's Office for Davidson County, Tennessee.

98 JUN 18 PM 12:33 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

0452257 IDENTIF. 4 REFERENCE

This is improved property known as 4401 Elkins Avenue, Nashville, Tennessee 37209

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __15th__ day of ____June_____, 19 98 .

William R Northrup
WILLIAM R. NORTHRUP

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 WILLIAM R. NORTHRUP, 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 this __15th__ day of ____June_____, 19 98 .

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

2629 06/18 0101 03CHECK 463.25

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 122500.00
CON TX 453.25
PRFEE 1.00
WDEED 8.00
TOTAL 462.25
CHECK 462.25
06/18/98 01 12:33 0001 2639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04522257
IDENTIF. & REFERENCE

98 JUN 18 PM 12:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1308480