BOOK 10997 PAGE 334

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Mary Ellen Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 5/25/2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ANITA LESTER DAVIDSON COUNTY, TENN

Box 44

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ellen Tate	Union Planters Bank	MAP 148-13
(NAME)	(NAME)	
5002 Yorktown Road	P. O. Box 3137	PARCEL 148
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38173-0137	
(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, Kathryn A. Van Auken, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ellen Tate

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:

BEING Lot No. 69, on the Map of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 69 fronts 67 feet on the east side of Yorktown Road and runs back between lines, 249.3 feet on the northerly line and 109.8 feet on the southerly line, to a dead line in the rear, and measures 120 feet.

BEING the same property conveyed to Kathryn A. Van Auken by deed from Roland W. Miller and wife, Julie M. Miller, of record in Book 9501, Page 71, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2498, Page 571, Book 2548, Page 355 and Book 2331, Page 108, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5002 Yorktown Road, Nashville, TN 37211
(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 29th day of June, 19 98

Kathryn A. Van Auken
Kathryn A. Van Auken

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 Kathryn A. Van Auken, unmarried

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. Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 19 98.

Commission expires 5/25/2000

Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE WITNESSETH

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

7240 06/29 0101 03CHECK 364.20

0456524
IDENTIF. & REFERENCE

98 JUN 29 PM 4:19

FELIX Z. HAN REGISTER
DAVIDSON COUNTY TN.

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 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 80.00
ERR CO
WDEED 80.00-
WDEED 8.00
TOTAL 364.20
CHECK 364.20

06/29/98 01 16:19 0001 7240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456524
IDENTIF. # REFERENCE

98 JUN 29 PM 4:19

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

No. 1313032