0460038

IDENTIF. ↑ REFERENCE

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

98 JUL -8 PM 1:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 40084
Dav. Co. File: Box 8

BOOK 11012 PAGE 228

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack W. Purcell Tia M. Sillers-Purcell 502 Chesterfield Drive Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 104-10-247 26W 7458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 146000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mildred Elizabeth Gary, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jack W. Purcell and spouse, Tia M. Sillers-Purcell,** 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 Lot No. 1 on the Plan of the Resubdivision of Lots 172, 178, and the southeasterly 60 feet of Lot 171 on the Map of Dr. R. W. Grizzard not of record, of record in Book 4885, Page 42, Register's Office for said County.

SAID Lot No. 1 fronts 60 feet on the southwesterly margin of Chesterfield Avenue and extends back between parallel lines 170 feet to a dead line in the rear.

BEING part of the same property conveyed to Mildred Elizabeth Sullivan, unmarried by deed from Chesterfield Properties, a partnership comprised of John R. Beesley, III Roy Cox, Jr., and George G. Keith, III. The said Mildred Elizabeth Sullivan is now known as Mildred Elizabeth Gary. Subject property is investment property and has never been the primary residence of the Grantor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998 and subsequent years; The plan of record in Book 4885, Page 42, said Register's Office, shows an owner's certificate, minimum setback lines and a 10 foot easement for sewer purposes along the rear line of said lot, together with an 8 inch sewer line lying therein; Restrictions of record in Book 1712, Page 431, said Register's Office.

This is improved property, known as: 419-421 Chesterfield Drive, Nashville, TN 37212

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 30th day of June, 1998.

Mildred Elizabeth Gary

Mildred Elizabeth Gary

State of Tennessee
County of Davidson

On this 30th day of June, 1998, before me the undersigned authority, personally appeared **Mildred Elizabeth Gary**, 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.

My Commission Expires: CHRISTY KINSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 146000.00

Affiant

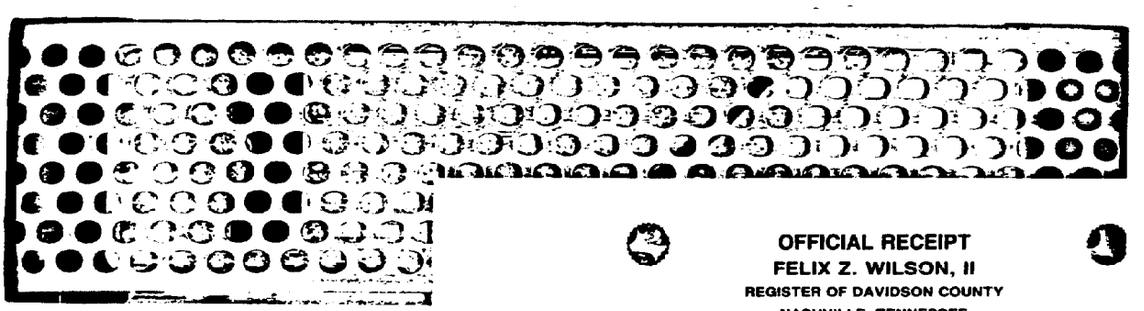
Sworn and subscribed before me on the 30th day of June, 1998.

My Commission Expires: CHRISTY KINSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0948 07/08 0101 03CHECK 551-20

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

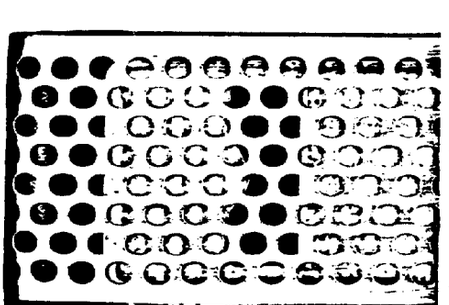
BOOK 11012 PAGE 230

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	146000.00
CDN TX	540.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	551.20
CHECK	551.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0948



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98 JUL -8 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316683