1 8 B

BOOK 11040 PAGE 33

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **July, 1998** between ALVIN LYNN HEIDERICH and LINDA J. HEIDERICH, HUSBAND AND WIFE, GRANTORs, and RUIE TYLER GREEN and ALBERTA MARIE GREEN, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ALVIN LYNN HEIDERICH and LINDA J. HEIDERICH, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto RUIE TYLER GREEN and ALBERTA MARIE GREEN, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1903 VALLEY PARK DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Alvin Lynn Heiderich
ALVIN LYNN HEIDERICH Signature of Seller

Linda J Heiderich
LINDA J. HEIDERICH

98 JUL 29 PM 12:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

046802

P535 07/29 0101 03CHECK 347.63

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ALVIN LYNN HEIDERICH and LINDA J. HEIDERICH, HUSBAND AND WIFE, the within named 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, at office, this **27th** day of **July, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RUIE TYLER GREEN and ALBERTA MARIE GREEN, HUSBAND AND WIFE and

Property Address:

1903 VALLEY PARK DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

FT MORTGAGE COMPANIES
P.O. Box 80140
ATLANTA, GA 30366

Map & Parcel #: MAP 72-16, PARCEL 81

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **July, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of BURCHWOOD GARDENS, SECTION 2, of record in Book 2900, page 66, Register's Office for said County.

Said Lot No. 74 fronts 190.0 feet on the northeast margin of Valley Park Drive and runs back between lines, measuring 119.95 feet on the northwest side and 140.0 feet on the southeast side to a dead line in the rear on which it measures 61.08 feet.

BEING the same property conveyed to ALVIN LYNN HEIDERICH and LINDA J. HEIDERICH, HUSBAND AND WIFE, by Warranty Deed from VIRGIE E. MOORE AND JAMES R. MOORE, of record in Book 5982, page 176, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 72-16, PARCEL 81, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 810.61).

2. All matters as set forth on the Plan of record in Plat Book 2900, page 66, said Register's Office, which plan includes a 60-foot minimum building setback line from VALLEY PARK DRIVE; a 10-foot public utility and drainage easement along the BACK lot line.
3. Restrictive Covenants recorded in Deed Book 3000, Page 528, Register's Office for DAVIDSON County, Tennessee.

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 347.63
CHECK 347.63
07/29/98 01 12:19 0001 9585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468082
IDENTIF. ↑ REFERENCE

98 JUL 29 PM 12:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325211