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 $ 124,900.00

Affiant

Subscribed and sworn to before me, this 7th day of August 1998

Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL P. DOYLE 139 39th Avenue, North Nashville, Tennessee 37209	NATIONAL BANK OF COMMERCE 7770 Poplar Avenue Germantown, Tennessee 38138	MAP 104-1 PARCEL 190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND NO/100---------- ($ 124,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , TABETHA A. HIGGS, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL P. DOYLE, MARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 52 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Tabetha A. Higgs by deed from Henry S. Hood and wife, Sarah T. Hood, of record in Book 9653, page 974, Register's Office for Davidson County, Tennessee.

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0474016

This is improved property known as 139 39th Avenue, North, 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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has 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 Part of West Grove Subdivision of record in Book 421 , page 109 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 7th day of August, 19 98.

Tabetha A. Higgs

TABETHA A. HIGGS

MITCHELL A. [illegible] NOTARY PUBLIC AT LARGE

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 TABETHA A. HIGGS, 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 this 7th day of August, 1998.

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

[illegible] 98 12 11:01 03CHECK 473.1[illegible]

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

RECEIVED OF _____

FOR _____

BOOK 11062 PAGE 829

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
124900.00
CON TX 462.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 473.13
CHECK 473.13
07/22/98 01 10:43 0001 5947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0474016
IDENTIFICATION REFERENCE
98 AUG 12 AM 10:42

No. 13-1498