Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1674

BOOK 11068 PAGE 894

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sanford J. Singer, and wife, Cherry S. Singer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen P. Walsh,** , 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 the westerly 1/2 of Lot No. 77, on the Plan of Belmont Land Company's Subdivision called Belmont Heights, of record in Plat Book 421, Page 34, Register's Office for Davidson County.

Said part of Lot No. 77 fronts 50 feet on the southerly margin of Elmwood Avenue, and extends back between parallel lines 188 feet to the northerly margin of 23 foot alley.

Being the same property conveyed to Sanford J. Singer by deed from Lynda D. Dilgard of record in Book 9918, Page 305, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1503 Elmwood Avenue, 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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 13th day of August, 1998

Sanford J. Singer

Cherry S. Singer

98 AUG 17 PM 2:55

01/0000

State of Tennessee)
County of Davidson)

On this the 13th day of August, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Sanford J. Singer and Cherry S. Singer**, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$172,000.00**.

Affiant

Sworn and subscribed before me on this the 13th day of August, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Stephen P. Walsh **1503 Elmwood Avenue** **Nashville, TN 37212**	**NEW OWNER**	**105-13-116**

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11068 PAGE 896

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	172000.00
CON TX	630.40
PRFEE	1.00
MDEED	0.00
CFEE	2.00
TOTAL	647.40
CHECK	647.40

08/17/98 01 14:58 0001 7912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0475869

08 AUG 17 PM 2:56

No. [illegible]