BOOK 11136 PAGE 348

39-B

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 $***42,000.00.

Ronda Richards
Affiant

Subscribed and sworn to before me this 30th day of September, 1998.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 OCT -1 PM 1:28
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0494631
IDENTIFICATION REFERENCE

ADDRESS OF NEW OWNER

RITA ADAMS
1126 Sharpe Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 83-1
PARCEL 356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND AND 00/100 ($***42,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, RONDA J. RICHARDS, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RITA ADAMS, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 20 on the Map of J.B. Hancock's East End Addition as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ronda J. Richards et vir from by deed from Leo R. Summer and Catherine J. Summers, of record in Book 8885, page 939, Register's Office for Davidson County, Tennessee; and by Quitclaim deed from Kola Richards, spouse of Ronda J. Richards, by of record in Book 9376, page 279, said Register's Office.

This is improved property known as 1126 Sharpe Avenue, Nashville, Tennessee 37206.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a 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.

2. Matters, if any, shown on the plan of J.B. Hancock's East End Addition of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30 day of September, 1998.

Ronda J. Richards

RONDA J. RICHARDS

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 RONDA J. RICHARDS, 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 30th day of September, 1998.

Mitchell A. Watts

Notary Public

My Commission Expires: 9-24-2021

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

7977 10/01 0101 03CHECK 166.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11136 PAGE 350

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 166.40
CHECK 166.40

10/01/98 01 13:30 0001 7977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

049631
IDENTIF. & REFERENCE

98 OCT -1 PM 1:28

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353268