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0491665

IDENTIF. & REFERENCE

98 OCT -1 PM 1:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

W & I Ref: (sk) Title No: 40300
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Beverly R. LaRocque Darryl E. LaRocque 1722 Greenwood Avenue Nashville, TN 37206	CTX Mortgage Company P.O. Box 199000 Dallas, TX 75219

TAX MAP-PARCEL NUMBERS: 83-2-277

8011 10/01 0101 03CHECK 344.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 90,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Dietz, Conservator, with Full Power, of the Estate of Ruby H. Campbell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beverly R. LaRocque and spouse, Darryl E. LaRocque,** 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 easterly part of Lot No. 2 on the Map of Matthews Place, of record in Book 1424, page 61, said Register's Office, described as follows:

Beginning at a point in the southerly margin of Greenwood Avenue, 30 feet east of the corner of Lots Nos. 1 and 2; thence southerly parallel to the line between said lots, 198 feet more or less to the north line of Lot No. 3; thence with the line between Lots Nos. 2 and 3, easterly 60 feet to the westerly margin of Matthews Place; thence with the margin of the same, northerly 178.71 feet to the beginning of a curve; thence around said curve, northwesterly 31.36 feet to the south margin of Greenwood Avenue; thence with the margin of the same, westerly 40.05 feet to the point of beginning.

BEING the same property conveyed to Steve H. Campbell and wife, Ruby H. Campbell, by deed from S. Briggs Burkhalter and wife, Elizabeth H. Burkhalter, of record in Book 2739, page 229, said Register's Office. Steve H. Campbell died, leaving Ruby H. Campbell as surviving tenant by the entirety. Ruby H. Campbell, unmarried, has since conveyed her interest, retaining a life estate therein, to Larry Dodd and wife, Deborah Sue Dodd, of record in Book 10024, page 162, said Register's Office. Larry Dodd and wife, Deborah Sue Dodd subsequently conveyed all of their interest in subject property to Ruby H. Campbell, by quitclaim deed of record in Book 10405, page 728, said Register's Office. A Conservatorship, naming Stephen Dietz conservator, has been created to administer the affairs of Ruby H. Campbell, of record in the Probate Court Clerks Office for Davidson County, Tennessee, Doc. no. 96P-1368. A certified copy of the order of the said probate court, approving the sale of subject property is recorded prior hereto.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 61, said Register's Office, which Plan shows a 35 and 20 foot minimum building setback line from Greenwood Avenue and Matthews Place, respectively and 10 foot easement for public utility purposes along the

south line line(s). Mortgage Loan Inspection by John Kohl & Co., P.C., dated September 9, 1998, which discloses concrete drive and carport encroach onto the 10 foot public utility easement.

This is improved property, known as: 1722 Greenwood Avenue, Nashville, TN 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, 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 26th day of September, 1998.

Stephen E Dietz

Stephen Dietz, Conservator, with full power of the Estate of Ruby H. Campbell

State of TN
County of Harrison

Before me the undersigned authority, personally appeared Stephen Dietz, to me known (or proved to me on the basis of satisfactory evidence), to be Conservator of The Estate of Ruby H. Campbell the within named bargainor, an Estate, and acknowledged the execution of the foregoing instrument as such conservator for the purposes therein contained.

Witness my hand and official seal on Sept 26, 1998.

Notary Public

My Commission Expires: My Commission Expires Oct. 26, 2001

(If Authorized)

(Seal Required)

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: $ 90,000.00

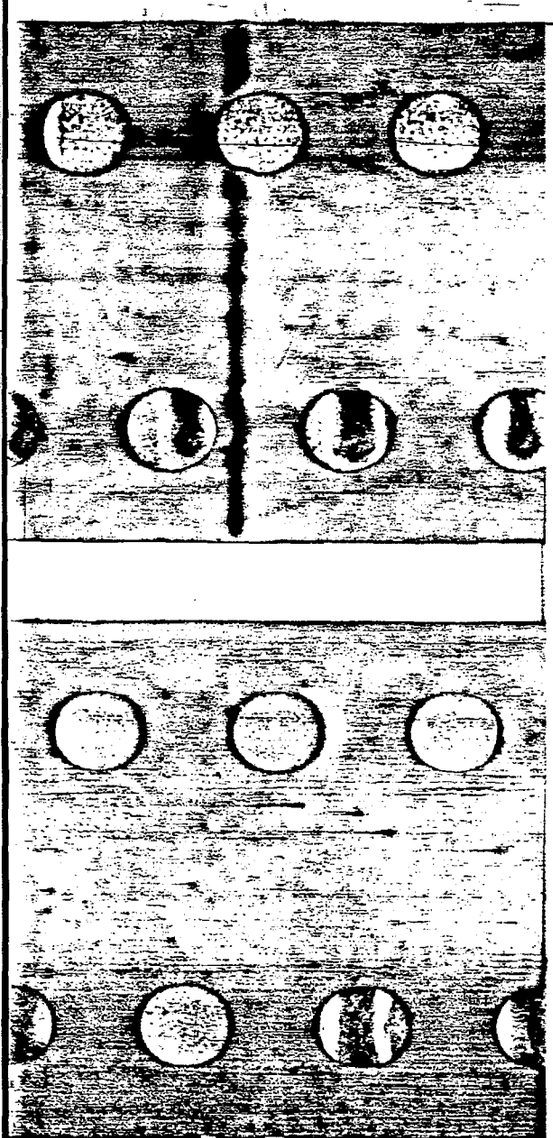
Affiant

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

Notary Public

My Commission Expires

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



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

RECEIVED OF _____

FOR _____

BOOK 11136 PAGE 532

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

10/01/98 01 13:48 0001 8011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0494665
IDENTIF. # REFERENCE

98 OCT -1 PM 1:48

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353302