0504511

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
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98 OCT 27 PM 2:32

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40340
Dav. Co. File: Box 8

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jodi L. Viers Eric Stapler 1015 Gibson Drive Nashville, TN 37115	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 051-08-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 85,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reba G. Price, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jodi L. Viers and Eric Stapler as joint tennants with right of survivorship,** 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 part of parcel "B" on the Plan of Stratton Heights as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Gibson Drive, said point being 148 feet north of the northwest corner of Lot 78 in said Subdivision, thence with the easterly margin of Gibson Drive, northwardly 100 feet to a point in the center of Gibson's Creek, being the southwest corner of the property conveyed to Tom L. Bing and wife, by deed from E.C. Chance and wife, of record in Book 1878, page 635, Register's Office; thence with Bing's southerly line eastwardly 260 feet more or less to a westerly margin of the L&N Railroad Right-of-Way; thence with said right-of-way south 71 degrees 41' east 15 feet to a point; thence continuing with said right-of-way south 18 degrees 19' west 150 feet to a point, said point being 169.4 feet north of the northeast corner of Lot No. 78 in said Subdivision; thence westerly 225 feet more or less to the easterly margin of Gibson Drive, the point of beginning.

BEING the same property conveyed to Reba G. Price and Sue E. Bacot, by deed from Homer E. Chance and wife, Margaret I. Chance of record in Book 2101, page 385, Register's Office for said County. The said Sue E. Bacot has since died. The will of Sue Ellen Bacot of record in Will Book 180, page 340, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Reba G. Price. Said property was conveyed to Reba G. Price by Executors Quitclaim Deed of record in Book 8996, page 34, said Register's Office.

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 1835, Page 13, said Register's Office, which Plan to which plan reference is hereby made for a more complete description thereof;. A 20-foot permanent and a 10-foot temporary construction easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson

County, Tennessee, by instrument of record in Book 5441, page 548, said Register's Office; Subject to the Right-of-Way of the Louisville and Nashville Railroad; Mortgage Loan Inspection by John Kohl & Co., P.C., dated October 1, 1998, which discloses that the neighbor's fence encroaches onto subject property and that a portion of the subject property is located in an area designated as "Special Flood Hazard" on the latest national flood insurance program maps available to the surveyor as of said date.

This is improved property, known as: 1015 Gibson Drive, Nashville, TN 37115

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.

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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 23rd day of October, 1998.

Reba G. Price

State of Tennessee
County of Davidson

On this 23rd day of October, 1998, before me the undersigned authority, personally appeared **Reba G. Price**, 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.

8452 10/27 0101 03CHECK 327.35

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/99

Notary Public

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: $ 85,500.00

Affiant

Sworn and subscribed before me on the 23rd day of October, 1998.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/16/99

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 85500.00
CON TX 316.35
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 327.35
CHECK 327.35

10/27/98 01 14:32 0001 8452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

050451 1

IDENTIFICATION REFERENCE

98 OCT 27 PM 2:32

REGISTER
DAVIDSON COUNTY, TN.

No. 1363631