BOOK 11197 PAGE 410

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES 3/23/2002
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. My Commission Expires MAR. 23, 2002

Return To: Greater Nashville Title & Closing Company

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
223 Madison St. Ste. 102 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro A. Rivera	North American Mortgage Company	Map 83-13
(NAME) 1404 Russell Street	(NAME) Customer Service Dept. 231 East Avenue	Parcel 286
(ADDRESS) Nashville, TN 37206	(ADDRESS) Albion, NY 14411	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DORIS E. BALTHROP AND THOMAS H. WARE, GUARDIAN FOR RACHEL BUTLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEDRO A. RIVERA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 65 of Block H on the Map of Lindsley Property, as of record in Plan Book 2, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 50 feet on the south side of Russell Street and runs between parallel lines 160 feet to an alley.

Being the same property conveyed to Benjamin F. Young and wife, Madie Elise LUckett Young by Warranty Deed from Robert B. Hendley and Douglas C. Whiteside of record in Book 2084, Page 311, Register's Office for Davidson County, Tennessee. THE SAID BENJAMIN F. YOUNG HAVING SINCE DIED ON April 8, 1984, THE SAID MADIE ELISE LUCKETT YOUNG HAVING SINCE DIED ON October 20, 1996. By the Last Will and Testament of Madie Elise Luckett Young, (a certified copy of which is being recorded prior to this instrument), her estate was devised Doris E. Balthrop and Rachel Butler. The said Rachel Butler being a minor, by ORder of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Thomas H. Ware was appointed Guardian for Rachel Butler, a minor under Docket No. 98P-1513. Further by Order of said Court, a certified copy of which is being recorded prior to this instrument, authorization for sale of subject property was ordered and Thomas H. Ware, Guardian was granted authority to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF BLOCK H, LINDSLEY PROPERTY OF RECORD IN PLAN BOOK 2, PAGE 92, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1404 Russell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand S this 6th day of NOvember 19 98

Doris E Balthrop
Doris E. Balthrop

Thomas H. Ware, Guardian
Thomas H. Ware
Court appointed Guardian for
Rachel Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Doris E. Balthrop and Thomas H. Ware, Guardian for Rachel Butler

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 6th day of November, 1998.

Commission expires 3/23/2002

Notary Public

RACHEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a 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 at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

My Commission Expires MAR. 23, 2002

05106119

IDENTIF. ↑ REFERENCE

98 NOV -9 PM 3:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4957 11/09 0101 03CHECK 177.50

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
DORIS E. BALTHROP AND
THOMAS H. WARE, GUARDIAN
FOR RACHEL BUTLER

TO:
PEDRO A. RIVERA

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 11197 PAGE 412

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 177.50
				CHECK 177.50

11/09/98 01 15:39 0001 4957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05106 19
IDENTIF. & REFERENCE

98 NOV -9 PM 3:37

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370081