BOOK 11217 PAGE 574

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 $ 162,000.00

Susan Schaeffer
Affiant

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

Subscribed and sworn to before me, this 6th day of November 1998

Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SUSAN SCHAEFFER 1618 Forrest Avenue Nashville, Tennessee 37206	SAME	MAP 83-10 PARCEL 182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY TWO THOUSAND AND NO/100---------- ($ 162,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , PAUL D. KRIVACKA AND WIFE, CAROLINE R. KRIVACKA hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSAN SCHAEFFER, 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. 37 on the Plan of Lockeland, the Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 50.0 feet on the southerly margin of Forrest Avenue and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Paul D. Krivacka and wife, Caroline R. Krivacka, by deed from Erika Geetter and spouse, David M. Siegel, of record in Book 10068, page 251, Register's Office for Davidson County, Tennessee.

05116086
IDENTIF. ↑ REFERENCE

98 NOV 23 PM 3:23
BILL GARRELL REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1618 Forrest 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 s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have 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(s).

2. Matters shown on the Plan of Lockeland, the Chadwell Home Place of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of November, 19 98.

Paul D. Krivacka by Caroline R. Krivacka Attorney in Fact
PAUL D. KRIVACKA

Caroline R. Krivacka
CAROLINE R. KRIVACKA

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

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 Caroline R. Krivacka, 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 6th day of November, 19 98.

My Commission Expires: 9/29/2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Caroline R. Krivacka, to me known to be the person who executed the foregoing instrument in behalf of Paul D. Krivacka and acknowledged that she executed the same as the free act and deed of the said Paul D. Krivacka.

WITNESS my hand and seal this 6th day of November, 1998.

Notary Public

My commission expires: 9/29/2001

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

0805 11/23 0101 03CHECK 610.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11217 PAGE 576

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CC - CERTIFIED COPY
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE
MISC - MISCELLANEOUS

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	162000.00
			CON TX	599.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	610.40
			CHECK	610.40
11/23/98	01		15:23 0001	0805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0516086
IDENTIF. ↑ REFERENCE

98 NOV 23 PM 3:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1375853