PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40517
Dav. Co. File: Box 8

98 DEC -2 PM 2:54
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
051981

BOOK 11231 PAGE 977

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Claudia S. Edwards 2710 Hawthorne Plance Nashville, Tennessee 37212	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 117-4-147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 160500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann M. Kring, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Claudia S. Edwards, unmarried,** 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 Lot No. 6, Block E on the plan of Belmont Terrace Annex No. 3, of record in Book 1130, page 24, said Register's Office. Said Lot No. 6, Block E, which is a corner lot, fronts 50.6 feet on the easterly margin of Hawthorne Place and fronts 139.5 feet on the northerly margin of Wildwood Avenue, said frontages being joined by a curve having a length of 31.9 feet, and extends back 160 feet on the northerly line and 71.3 feet on the westerly margin of an alley on the easterly line to a point of intersection.

BEING the same property conveyed to Ann M. Kring, by deed from Marsha Robertson, a single person, of record in Book 9059, page 477, 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 1130, Page 24, said Register's Office, which Plan shows a 15 and 40 foot minimum building setback line from Wildwood Avenue and Hawthorne, respectively.

This is improved property, known as: 2710 Hawthorne Plance, Nashville, Tennessee 37212

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 30th day of November, 1998.

Ann M. Kring

State of Tennessee
County of Davidson

On this 30th day of November, 1998, before me the undersigned authority, personally appeared **Ann M. Kring**, 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.

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

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: $ 160500.00

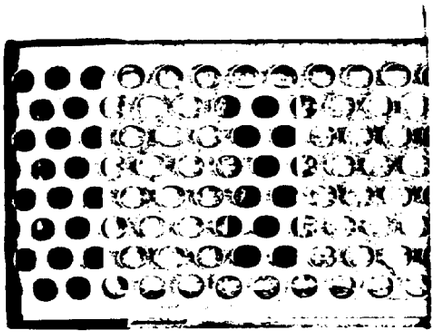
Affiant

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

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

Notary Public

4575 12/02 0101 03CHECK 604.85



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

RECEIVED OF _____

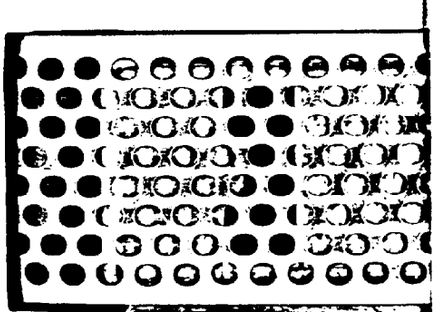
FOR _____

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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	
				160500.00
			CON TX	593.85
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	604.85
			CHECK	604.85
12/02/98	01		14:55 0001	4575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0519681
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 2:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379598