WARRANTY DEED

BOOK 11253 PAGE 846

TCB-UTC-98-3098

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY:
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

591 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
Franklin Rd, Suite 300, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

My Commission Expires 11-27-00

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Len Blackwell	Mortgage Portfolio Services,	MAP 83-1
(NAME)	(NAME)	
1105 North 14th Street	5520 LBJ Freeway, Suite 200	PARCEL 343
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Dallas, TX 75240	
(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, Estate of Virginia Shelton Henderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica Len Blackwell, an unmarried person

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:

Being Lot No. 8 on the Plan of Martha Martin Lands, as of record in Plat Book 161, Page 101, Register's Office for Davidson County, Tennessee, and formerly of record in Book 8, Pages 441 and 442 said Register's Office, described according to a survey made by Ralph W.C. Lambert, Surveyor, May 3, 1952, as follows:

Beginning at the Southeast corner of Roberts Avenue and North 14th Street: Thence with the Easterly margin of North 14th Street Southwardly 96 feet to a point 81.55 feet North of the Northerly margin of Sharpe Avenue: Thence Eastwardly 106.5 feet to the Westerly line of the property conveyed to Christopher D. Denton and wife, by deed from Norma Beasley Reed Wilburn, of record in Book 2301, Page 83, said Register's Office, at a point 81.5 feet North of the Northerly margin of Sharpe Avenue: Thence with said line northwardly 95 feet to the southerly margin of Roberts Avenue; Thence with said avenue westwardly 97.5 feet to the beginning.

Being the same property conveyed to Virginia Shelton Henderson by deed from Christopher D. Denton and wife, Elizabeth Denton and John L. Herod and wife, Willie Ervine Wilkes Herod of record in Deed Book 3867, page 37, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1105 North 14th Street, Nashville, Tennessee 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 my hand this 12th day of November 19 98

Estate of Virginia Shelton Henderson
By: Joanna H. Blackwell
Joanna H. Blackwell, Executrix
Carolyn H. Davis

BOOK 11253 PAGE 847

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Virginia Shelton Henderson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of November 19 98

Commission expires _____ NOTARY

Notary Public

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 11-27-99

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, 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

98 DEC 15 PM 2:44
LILL GANT, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. & REFERENCE

0525775

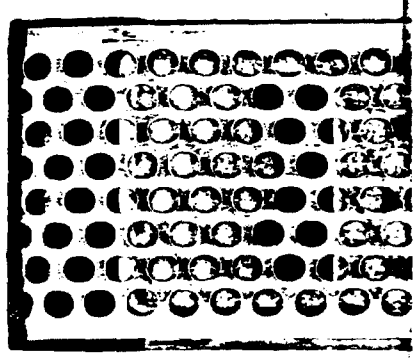
MARY FRANCES RUDY
ATTORNEY - AT - LAW

12/15/1998 11:03:36 AM

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 255 Franklin Road, Suite 150, Brentwood, Tennessee 37027

258.90



OFFICIAL RECEIPT

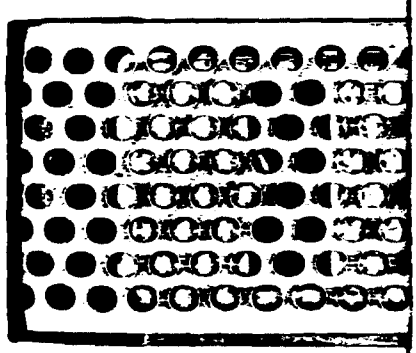
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11253 PAGE 848

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



0525775
IDENTIF. ↑ REFERENCE

98 DEC 15 PM 2:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	67000.00
			CON TX	247.90
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	258.90
			CHECK	258.90
12/15/98	01	14:45	0001	1094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400554