10248 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

BOOK 8418 PAGE 269

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MARILYN MAY WILTSIE (NAME) | NEW OWNER(S) (NAME) | Map 145-7 |
| 1249 Saxon Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 33 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | F.B.#FH21956 |

FOR AND IN 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, ELISABETH N. STURDIVANT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARILYN MAY WILTSIE, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 19 on the Plan of Hillmont Estates Section One, as of record in Plat Book 3700, page 100, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elisabeth N. Sturdivant by deed from C. B. Swift and wife, Margie Swift of record in Book 4594, page 584, said Register's Office.

Together with an easement for a driveway, public utilities and drainage along the northerly line of Lot No. 34 on the Plan of Hillmont Estates, Section Two, of record in Plat Book 3700, page 130, and along the southwesterly line of Lot No. 20 and on the Plan of Hillmont Estates, Section One of record in Plat Book 3700, page 100, as shown on said plans and designated thereon as "Driveway Easement".

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4074, page 626; (3) Easements of record in Book 4594, page 584; (4) Covenant to pay maintenance and upkeep of record in Book 4594, page 584; and (5) All matters appearing on the Plan of record in Plat Book 3700, page 100, said Register's Office.

3833.16

AUG 12 9 36 AM '91

2709 08/12 0101 03CHECK 795.10

unimproved ( )
This is improved (XX) property, known as 1249 Saxon Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of August, 19 91.

Elisabeth N Sturdivant
ELISABETH N. STURDIVANT

STATE OF TENNESSEE
COUNTY OF Davidson County

BOOK 8418 PAGE 270

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISABETH N. STURDIVANT, unmarried

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of August, 19 91.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 91.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

**FROM** ELISABETH N. STURDIVANT, unmarried

**TO** MARILYN MAY WILTSIE, married

PLEASE RETURN TO:
**First Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 8418 PAGE 271

| | | |
|---|---|---|
| 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 213000.00
CON TX 788.10
PRFEE 1.00
WDEED 6.00
TOTAL 795.10
CHECK 795.10

08/12/91 01 09:38 0001 2709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3833 6

REGISTER'S OFFICE
AUG 12 9 36 AM '91

No. 449269