56

BOOK 9131 PAGE 189

WARRANTY DEED

93 NOV 15 AM 9:47

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

85403

RECEIPT # ... FEE $ ...

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **28th** day of **October, 1993** by and between

Emma Lea Mays, an umarried person ,

hereinafter referred to as Grantor, and

Frieda W. Demmas, an unmarried person ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Two tracts of land in the 9th Civil District of said County and State, as follows:

Tract No. 1: Being a portion of 17 acres tract, of record in Book 2901, page 77, Register's Office for said County, and described according to a survey made by S. H. Hutchison, Surveyor, February 22, 1961, as follows:

Beginning at a point in the center of Lewis Road being the northeast corner of a 3.75 acre tract conveyed to J. W. York by deed from James M. Roberts and wife, of record in Book 2930, page 160; thence south 49 deg. east 673 feet, more or less, to a stake with oak pointers; thence south 85 deg. east 45 feet to a stone pile; thence north 3 deg. east 123 feet to a stake with three ash pointers; thence north 49 deg. 45' west 618 feet, more or less, to the center of Lewis Road; thence with the center of the same, south 50 deg. west 122 feet to the point of beginning, containing 1.84 acres, more or less.

Tract No. 2: Being described according to a survey by S. H. Hutchison, Surveyor, dated June 29, 1959, as follows:

Beginning at a large Hickory tree, an inner corner of James Roberts; thence south 4 deg. west 198 feet to a center of the Lewis Road; thence with said road as follows; North 26 deg. and 30' west 82 feet; north 9 deg. west 132 feet; north 8 deg. east 132 feet; north 26 deg. east 99 feet; north 41 deg. east 115.5 feet; north 50 east 130 feet; thence leaving said road going over a stake in line on south margin of road south 490 and 45' east 575 feet to a stake with a small Ash and Hackberry pointers; thence south 87 deg. west 600 feet to point of beginning. Containing 3.75 acres, being the same more or less.

Being the same property conveyed to Bailey Mays and wife, Emma Lea Mays by deed from John W. York and wife, Fredda Elizabeth York of record in Book 3854, page 904, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Emma Lea Mays
Emma Lea Mays

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Emma Lea Mays, an umarried person** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **October, 1993**.

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

3110 11/15 0101 03CHECK 231.00

Frieda W. Denmas
Affiant

Subscribed and sworn to before me this **28th** day of **October, 1993**.

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	PHH US Mortgage 55 Haddonfield Road Cherry Hill, NJ	8497 Lewis Road Nashville, TN 37221 MAP PARCEL NUMBER 155-0-45



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

RECEIVED OF _____

FOR _____

BOOK 9151 PAGE 191

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 60000.00
CON TX 222.00
PRFEE 1.00
[illegible] 8.00
TOTAL 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/93 01 09:48 0001 8110

85483
IDENTIF. & REFERENCE

93 NOV 15 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 721896