74478

BOOK 9416 PAGE 677

94 JUL 25 PM 1:13

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Robert D. Dinwiddie and
Carol Elam Dinwiddie
4025 Wallace Lane
Nashville, Tennessee 37215

PICK-UP

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 116-16
GROUP
PARCEL 128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Timothy J. Siktberg and wife, Deborah Sherman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert D. Dinwiddie and wife, Carol Elam Dinwiddie, 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:

> LAND in Davidson County, Tennessee, being Lot No. 54 on the plan of Part One Wallace Subdivision, of record in Book 1424, page 16, Register's Office for said County.
>
> SAID Lot No. 54 fronts 100 feet on the westerly margin of Wallace Lane (formerly Vail Avenue) and extends back 227 feet on the northerly line and 238.3 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.
>
> BEING the same property conveyed to Timothy J. Siktberg, unmarried, by deed from Warner Armstrong Stringer, III and wife, Isabelle Katz Stringer, as of record in Book 7644, page 795, Register's Office for Davidson County, Tennessee.
>
> Deborah Sherman joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to Timothy J. Siktberg.

This is improved property known as 4025 Wallace Lane, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Dinwiddie and wife, Carol Elam Dinwiddie, their heirs and assigns, forever; and we, Timothy J. Siktberg and wife, Deborah Sherman, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 22nd day of July, 1994.

Timothy J. Siktberg

Deborah Sherman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy J. Siktberg and wife, Deborah Sherman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of July, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 104,000.00.

Robert D Dimiddle
AFFIANT

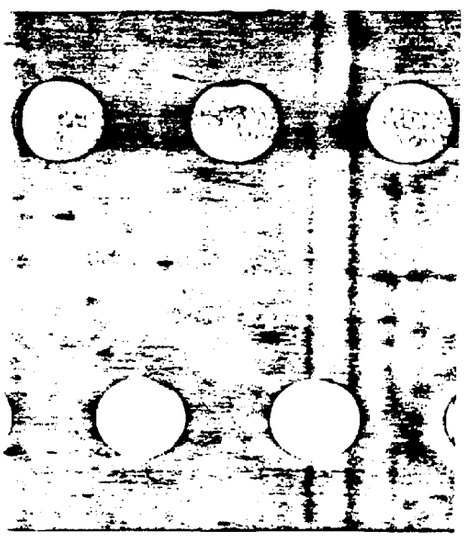
Subscribed and sworn to before me
this 22nd day of July, 1994.

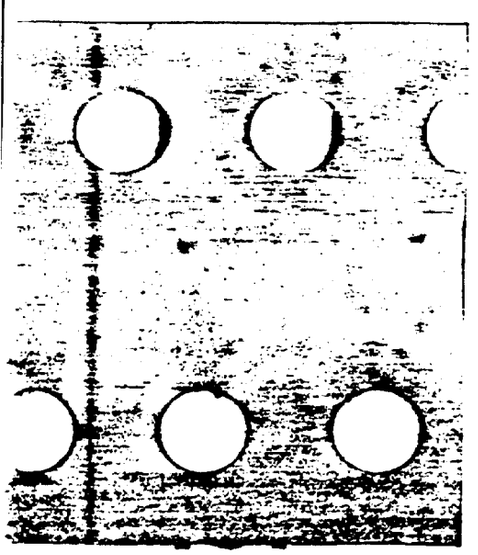
Margaret Jane Stuart
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

94 07/25 0101 03CHECK 393.00





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 104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
TOTAL 393.80
CHECK 393.80
07/25/94 01 13:13 0001 0594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74478
IDENTIFICATION REFERENCE

94 JUL 25 PM 1:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 817160