Box 17

BOOK 9634 PG 902

| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ Sandra M. Joy ] | Third National Bank in Nashville ] | MAP and PARCEL ] |
| [ 109 Cedarmont Circle ] | Attn: Tax Dept. ] | 162-13-158 ] |
| [ Nashville, TN 37211 ] | P.O. Box 305110, 7th Floor ] | ] |
| | Nashville, TN 37230 ] | |

[ This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C ]
[ , Nashville, TN 37214 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Otto Adkerson, unmarried, and Paula Anthony, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Sandra M. Joy** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Being Lot No. 27 of the Resubdivision of Lots 27 and 28, Section One, Dreamland Estates Southeast, plan of record in Plat Book 6050, Page 151, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.**

**BEING the same property conveyed to Otto Adkerson and Paula Anthony, both unmarried, by deed from Jeffrey W. Mayfield and wife, Vicki S. Mayfield of record in Book 7706, Page 604, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 109 Cedarmont Circle, Nashville, TN 37211.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6050, Page 151, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6050, Page 151, and in Book 6192, Page 926, said Register's office.**

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $82,500.00 ]
[ x Sandra M Joy ]
[ Affiant ]
[ Subscribed and sworn before me this 31st day of March, 1995. ]
[ Laura A. Beasley ]
[ My Commission Expires: 11/22/97 Notary Public ]

LAURA A. BEASLEY NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **31st** day of **March, 1995.**

**Otto Adkerson**

**Paula Anthony**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Otto Adkerson, unmarried, and Paula Anthony, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **March, 1995.**

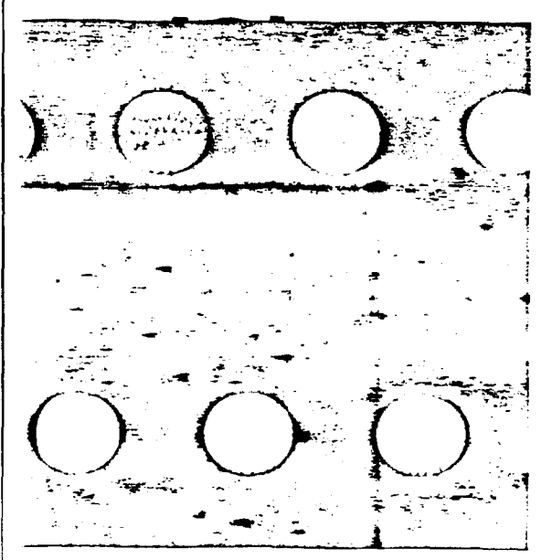
**Notary Public**
**My Commission Expires:**

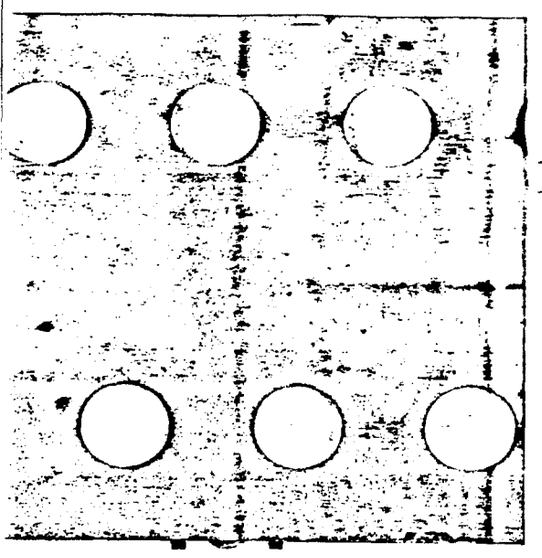
File No. 9503-101

47847
IDENTIFICATION REFERENCE

95 APR -3 PM 1:04

5313 04/03 0101 003CHECK 314.25





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9634 PG 904

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

MAMT 82500.00
ERR CO
MAMT 32500.00-
CAMT 32500.00
CON TX 5.25
ERR CO
CON TX 5.25-
CON TX 305.25
PRFEE 1.00
~~MFEE 3.00~~
~~TOTAL 314.25~~
CHECK 314.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/95 01 13:03 0001 6813

95 APR -3 PM 1:04

DAVIDSON COUNTY, TN.

4784.7

IDENTIFICATION REFERENCE

**No.** 896343