PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36527
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Ronald C. Shank<br>5058 Villa Crest Drive<br>Nashville, Tennessee 37220 | NEW OWNER |

**TAX MAP-PARCEL NUMBERS: 14-11-4**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Scott Garrett and spouse, Alyson Ruth Garrett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald C. Shank and spouse, Gwendolyn W. Shank,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 19 on the plan of Villa Estates, of record in Book 3600, page 66 and amended in Book 4081, page 929, Register's Office for said County.

SAID Lot No. 19 fronts 200.00 feet on the easterly margin of Villa Crest Drive and extends back 327.34 feet on the northerly line and 325.47 feet on the southerly line to a line in the rear, measuring 260.83 feet thereon.

BEING the same property conveyed to Jeremy Scott Garrett and wife, Alyson Ruth Garrett by deed from Hans H. Strupp and wife, Lottie M. Strupp of record in Book 8680, page 827, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

**This is improved property, known as:** 5058 Villa Crest Drive, Nashville, Tennessee 37220

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

**WITNESS THE EXECUTION HEREOF** this 30th day of June, 1995.

**Jeremy Scott Garrett**

**Alyson Ruth Garrett**

**State of Tennessee**
**County of Davidson**

On this 30th day of June, 1995, before me the undersigned authority, personally appeared **Jeremy Scott Garrett** and **Alyson Ruth Garrett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 7/27/96

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 254000.00

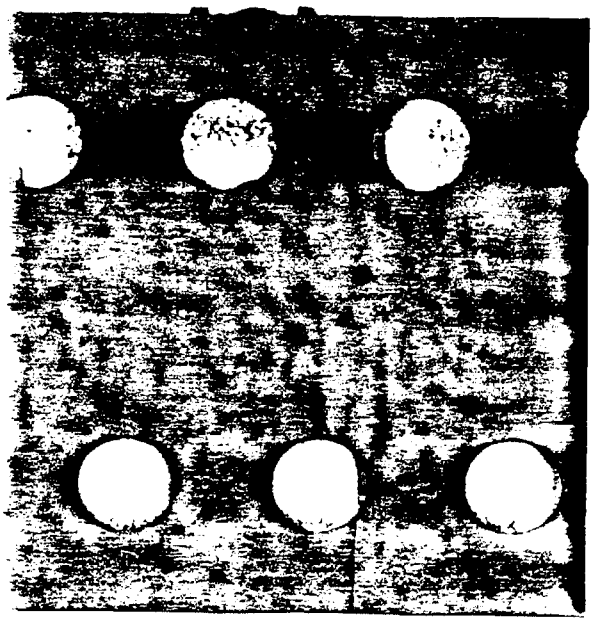
Affiant

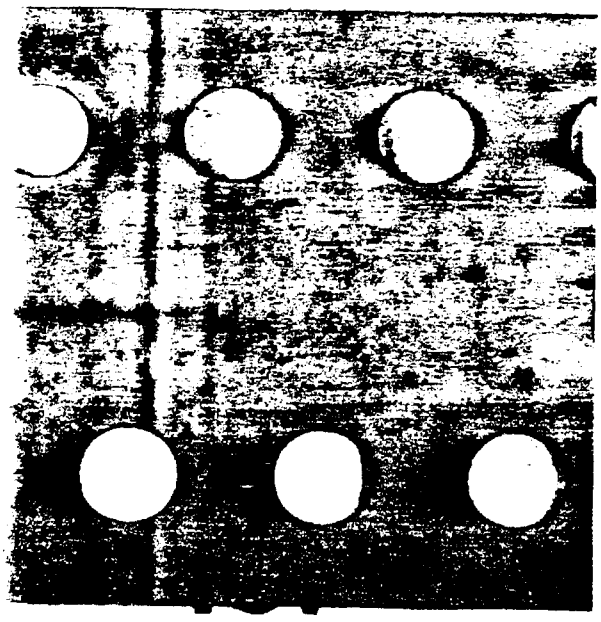
Sworn and subscribed before me on the 30th day of June, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 7/27/96

0075637
IDENTIFICATION REFERENCE
95 JUL -3 PM 12:22
REGISTER
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9719 PG 760

| | | | | | |
|---|---|---|---|---|---|
| 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
254000.00
CON TX 939.80
PRFEE 1.00
WDEED 8.00
TOTAL 948.80
CHECK 948.80
07/03/95 01 12:25 0001 7364

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0075637
IDENTIF. ← REFERENCE

95 JUL -3 PM 12: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 9[illegible]