10158

0215229

IDENTIF. & REFERENCE

PICK-UP

96 AUG 16 PM 12:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10158 PG 548

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF AUGUST, 1996.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHY C. WRIGHT 621 TOPEKA DRIVE HERMITAGE, TN 37076	NORTH AMERICAN MORTGAGE CO. P.O. BOX 808031 PETALUMA, CA 94975-8031	MAP 75.08 PARCEL 5

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, WE,

ROBERT GARRETT AND WIFE, MARY S. GARRETT

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

KATHY C. WRIGHT, AN UNMARRIED WOMAN

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:

BEING LOT NO. 209 ON THE PLAN OF TULIP GROVE SUBDIVISION, SECTION 4, AS OF RECORD IN BOOK 4175, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT GARRETT AND WIFE, MARY S. GARRETT, BY WARRANTY DEED FROM JASPER F. TURMAN JR. AND DEBORAH F. TURMAN, BOTH UNMARRIED, OF RECORD IN BOOK 9472, PAGE 56, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1. 1996 taxes and subsequent years constitute a lien although not yet due and payable.
2. Property is subject to all matters affecting said premises as contained in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, including but not limited to a 40 foot minimum building setback line along the front line of said lot and a 10 foot easement for utility and drainage purposes along the rear line of said lot.
3. Property is subject to Restrictive Covenants contained in Book 4228, Page 457, Register's Office for Davidson County, Tennessee.
4. Survey by John Kohl & Company dated July 31, 1996 shows the neighbor's fence encroaching onto the herein insured property by 1.7 feet, more or less, it further shows the asphalt driveway of the herein insured property is encroaching onto the adjoining property by 0.7 feet, more or less.
5. Any and all restrictions, conditions and easements of record.

This is improved property known as: 621 TOPEKA DRIVE, HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand(s) this 12TH day of AUGUST, 1996.

Robert Garrett
ROBERT GARRETT

Mary S. Garrett
MARY S. GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT GARRETT AND WIFE, MARY S. GARRETT, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

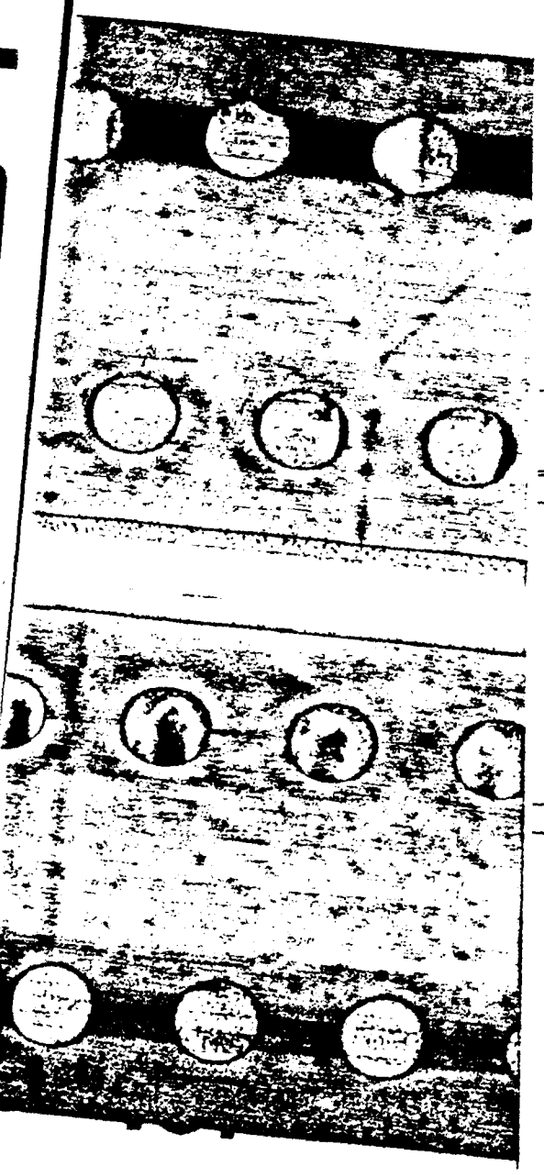
Witness my hand, at office, this 12TH day of AUGUST, 1996.

Susan Hensley Garrett
NOTARY PUBLIC

My Commission Expires: 3-21-98

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

7802 08/16 0101 03CHECK 449.



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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 550

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
119000.00
CON TX 440.30
PRFEE 1.00
WDEED 8.00
TOTAL 449.30
CHECK 449.30

08/16/96 01 12:44 0001 7802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215229
IDENTIF. ↑ REFERENCE

96 AUG 16 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 102036