PREPARED BY (AND RETURN TO): BOOK 10241 PG 949

**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: (jc) Title No: 38316
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Ann E. Sutton<br>2113 Sharondale Drive<br>Nashville, TN 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 117-3-129**

# *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 **Elsie M. Frazier, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann E. Sutton, unmarried,** 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. 12 on the plan of Sharondale Heights, as of record in Book 1835, page 109, Register's Office for said County.

SAID Lot No. 12 fronts 100 feet on the southerly side of Sharondale Drive, which is a broken line, and runs back 270 feet on the easterly line and 181.3 feet on the westerly line to a dead line in the rear on which it measures 159.5 feet.

BEING the same property conveyed to Elsie M. Frazier, unmarried, by deed from Evelyn Hooper Stevens, Evelyn Louise Stevens and Maryann Stevens Crews of record in book 4049, page 301, Register' Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

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:** 2113 Sharondale Drive, Nashville, TN 37215

**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 29th day of October, 1996.

Elsie M. Frazier
**Elsie M. Frazier**

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

On this 29th day of October, 1996, before me the undersigned authority, personally appeared **Elsie M. Frazier**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

**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: $ 140000.00

Affiant

Sworn and subscribed before me on the 29th day of October, 1996.

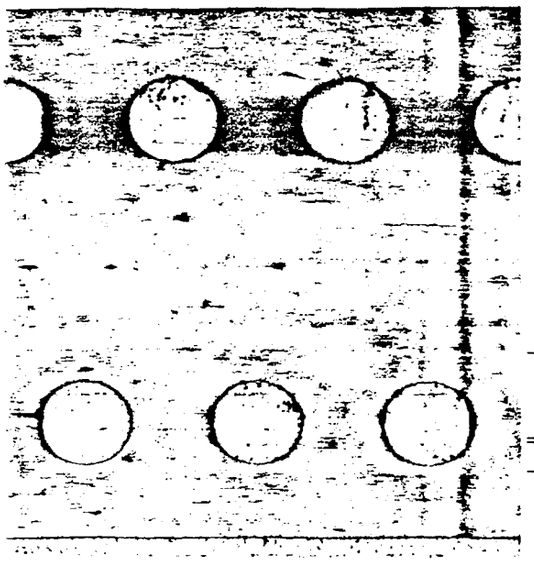
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

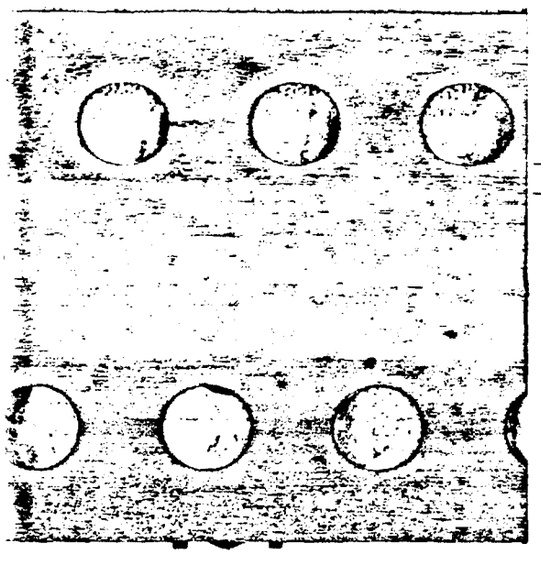
Notary Public

024395
IDENTIF. & REFERENCE

96 OCT 30 AM 10: 10
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

5716 10/30 0101 03CHECK 527.00





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

RECEIVED OF _____

FOR _____

BOOK 10241 PG 951

| | | |
|---|---|---|
| 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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

10/30/96 01 10:15 0001 5716

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

0241395
IDENTIF. # REFERENCE

96 OCT 30 AM 10: 11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1082664

No. [redacted]