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

BOOK 10261 PG 537

W & I Ref: (cmw) Title No: 38306
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jesse F. Alford, III<br>908 B Russell Street<br>Nashville, TN 37206 | PNC Mortgage Corp. of America<br>P. O. Box 8111<br>Vernon Hills, Illinois 60061 |

**TAX MAP-PARCEL NUMBERS: 082-16-A-004 18W 15964**

# *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 **Donna J. Gillroy, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse F. Alford, III, 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. 4 on the Plan of Edgefield Townhomes, a planned unit development, of record in Book 6250, Page 3, Register's office for said County, and being more particularly described as follows:

BEGINNING at a point in the southeasterly margin of Russell Street being the common front corner of Lots 3 and 4 of said subdivision; thence leaving the southeasterly margin of Russell Street with the common line of said Lots 3 and 4 southeastwardly 36.00 feet to an iron pin; thence southwestwardly 5.00 feet to a point; thence 524° 55' 56" E 64.81 feet to an iron pin in the common rear corner of said Lots 3 and 4; thence 565° 04' 04" W 16.00 feet to an iron pin in the common rear corner of Lots 4 and 5 of said subdivision, thence with the common line between said Lots 4 and 5 N 24° 55' 56" W 100.81 feet to the southeasterly margin of said Russell Street; thence with said margin N 65° 04' 04" E 21.00 feet to the point of beginning.

BEING the same property conveyed to Donna J. Gillroy, a single person by deed from Susan P. Austin, a single person of record in Book 8565, Page 237, Register's Office for said County.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6285, Page 735, and Restrictions in Book 3368, Page 23, Book 4565, Page 665, said Register's Office, and to the matters set forth in the referenced Plan of record.

**This is improved property, known as:** 908 B Russell Street, Nashville, TN 37206

**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 15th day of November, 1996.

**Donna J. Gillroy**

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

On this 15th day of November, 1996, before me the undersigned authority, personally appeared **Donna J. Gillroy**, 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 9/12/99

Notary Public

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

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 78250.00

Affiant

Sworn and subscribed before me on the 15th day of November, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/12/99

Notary Public

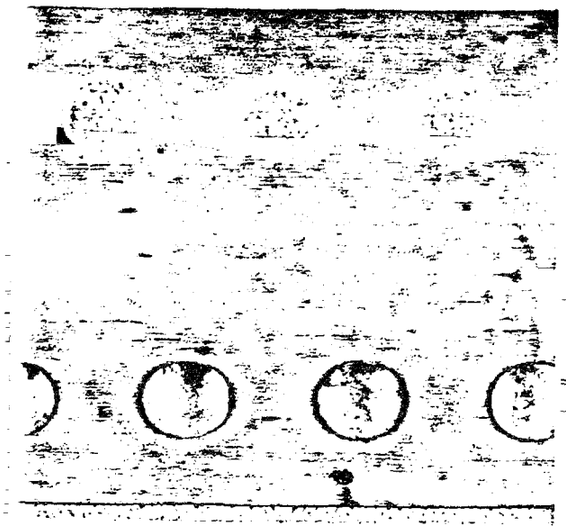
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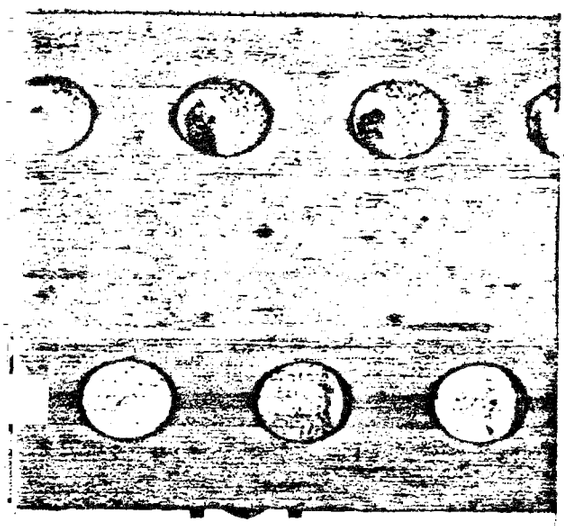
FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN.

96 NOV 18 PM 12:59

IDENTIF. & REFERENCE

0247301





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

RECEIVED OF _____

FOR _____

BOOK 10261 PG 539

| | | |
|---|---|---|
| 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 78250.00 |
| | | | | CON TX 289.53 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 298.53 |
| | | | | CHECK 298.53 |
| 11/18/96 | 01 | | | 13:03 0001 6252 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247301
IDENTIF. ↑ REFERENCE

96 NOV 18 PM 12:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1088975