96-218266052 56

IDENTIF. & REFERENCE

# WARRANTY DEED

97 JAN 22 PM 2:08

DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

**John M. Jordan, Attorney**
**2209 CRESTMOOR ROAD,**
**NASHVILLE, TN. 37215**

BOOK 10326 PG 175

**THIS INDENTURE**, made and entered into as of the **19th** day of **December, 1996** by and between

**VIRGIL TRENT DEVAULT and TRACY MARIE DEVAULT, HUSBAND AND WIFE ,**

hereinafter referred to as Grantor, and

**REGINALD FORDER and ELEONORE FORDER ,**

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF HIGHVIEW ACRES SUBDIVISION AS OF RECORD IN BOOK 2331 PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 14 FRONTS 81.0 FEET ON THE EAST SIDE OF ASTER DR., AND RUNS BACK BETWEEN PARALLEL LINES 143.0 FEET TO A DEAD LINE MEASURING 81.0 FEET THEREON.**

**BEING THE SAME PROPERTY CONVEYED TO VIRGIL TRENT DEVAULT AND WIFE, TRACY MARIE-DEVAULT BY DEED FROM GREGORY A. GLASSCOCK AND WIFE, KIMBERLY GLASSCOCK AND JAMES A. GLASSCOCK OF RECORD IN BOOK 9319 PAGE 467 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

**SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.**

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

X Virgil Trent Devault
**VIRGIL TRENT DEVAULT**

X Tracy Marie Devault
**TRACY MARIE DEVAULT**

**INDIVIDUAL**

BOOK 10326 PG 176

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **VIRGIL TRENT DEVAULT and TRACIE MARIE DEVAULT, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or 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, at office, this **19th** day of **December, 1996.**

Notary Public

Commission Expiration: 9-19-98

JOHN V. JORDAN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$91,250.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Affiant**

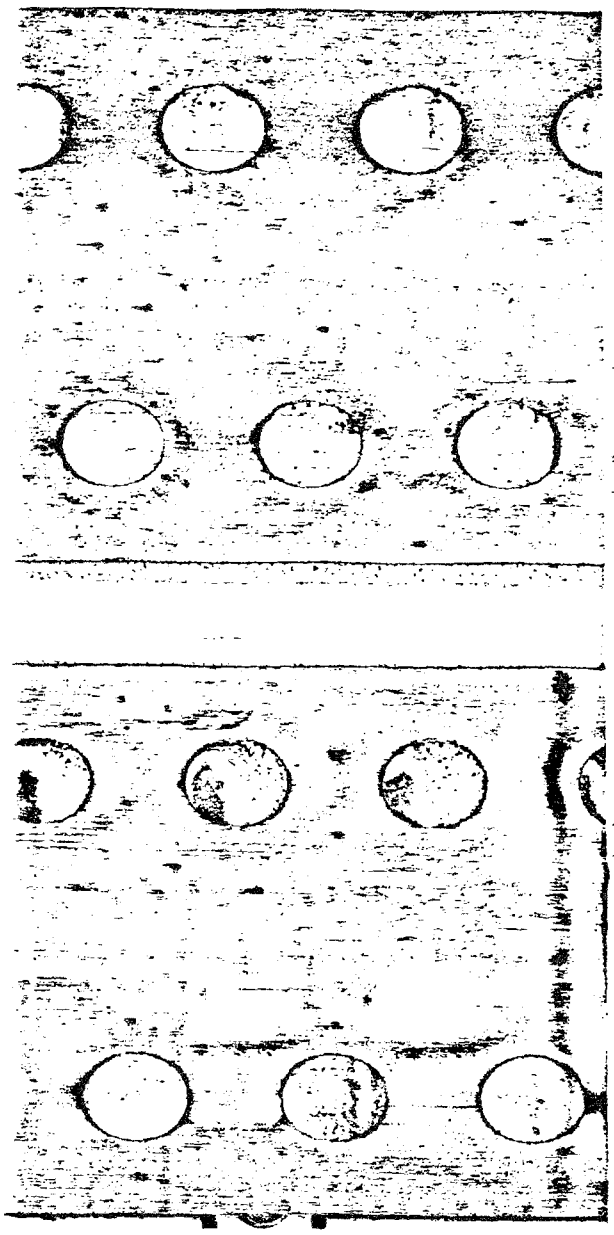
Subscribed and sworn to before me this **19th** day of **December, 1996.**

Notary Public

Commission Expiration: 9-19-98

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD,<br>NASHVILLE, TN. 37215 | REGINALD FORDER<br>ELEONORE FORDER<br>4854 ASTER DRIVE<br>NASHVILLE, TN 37211 | 4854 ASTER DRIVE<br>NASHVILLE, TN 37211<br><br>MAP PARCEL NUMBER<br>133-16-47 |

96121 01/22 0101 03CHECK 346.63



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10326 PG 177

| | | |
|---|---|---|
| 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 91250.00 |
| | | | | CON TX 337.63 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 346.63 |
| | | | | CHECK 346.63 |

01/22/97 01 14:09 0001 6835



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266052
IDENTIF. # REFERENCE

97 JAN 22 PM 2:08

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

**No.** 1108819