BOOK 10428 PG 313

**BOX 44**

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $217,000.00.<br><br>Timothy R Wilson<br>**Affiant**<br><br>Subscribed and sworn to before me, this 24th day of April, 1997.<br><br>Notary Public<br><br>My Commission Expires: 4/14/98 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Timothy R. Wilson and wife,<br>Anna E. Wilson<br>610 West Meade Drive<br>Nashville, TN 37205 | Send Tax Bills To:<br>Pacific Southwest Bank<br>210 25th Ave., North, #500<br>Nashville, TN 37203 | Map-Parcel Number:<br><br>115-12-005<br>8DZ 68225 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAI W. LEE AND WIFE, BETSY H. LEE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TIMOTHY R. WILSON AND WIFE, ANNA E. WILSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of West Meade Farms, Section "K" of record in Book 2133, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 375 fronts 125 feet on the northerly margin of West Meade Drive and extends back 423.6 feet on the westerly line and 257.2 feet on the easterly line to a line in the rear measuring 225 feet thereon.

Being the same property conveyed to Lai W. Lee and wife, Betsy H. Lee by deed from Davidson H. Johnson and wife, Beverly B. Johnson, of record in Book 9116, page 984, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2133, page 47, Register's Office for said County.

This is improved property known as 610 West Meade Drive, Nashville, TN 37205.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 24th day of April, 1997.

Lai W. Lee

Betsy H. Lee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAI W. LEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 24th day of April, 1997.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETSY H. LEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 24th day of April, 1997.

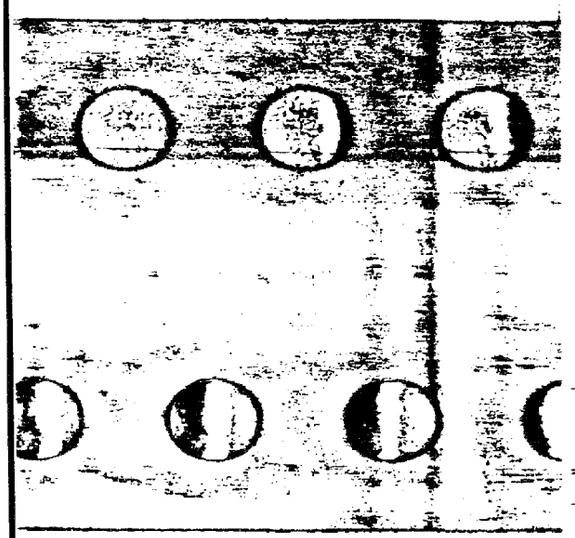
Notary Public

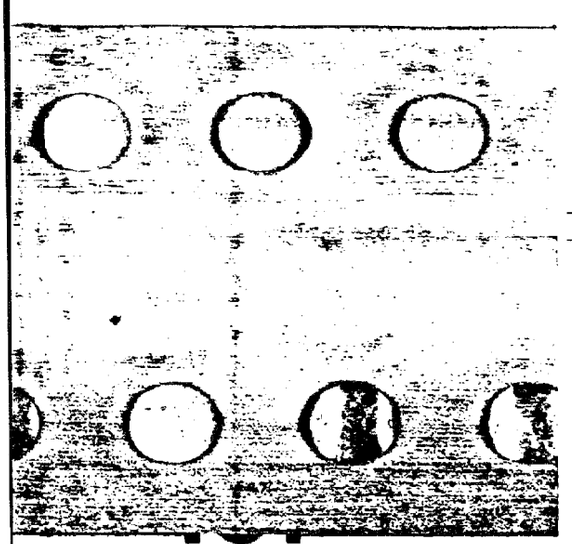
My Commission Expires: 11/27/99

0297770

IDENTIFICATION REFERENCE

3217 0 01 03 CHECK 811.00





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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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
217000.00
CON TX 802.90
PRFEE 1.00
WDEED 8.00
TOTAL 811.90
CHECK 811.90

04/24/97 01 16:01 0001 3217

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

0297770
IDENTIF. # REFERENCE

97 APR 24 PM 1:01

No.1143337