BOOK 10452 PG 593

97 MAY 13 PM 12:54
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

U 3044 29
IDENTIF. & REFERENCE

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
W & I Ref: (cmw) Title No: 38718
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Anthony D. Harris<br>Susan L. Silvey<br>405 Cody Hill Cove<br>Nashville, TN 37211 | SAME |

**TAX MAP-PARCEL NUMBERS: 172-12-B-335 06D 78074**

# *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 **Timothy J. Seilhan and spouse, Cynthia G. Seilhan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Anthony D. Harris and Susan L. Silvey as joint tenants with rights of survivorship, 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. 230 on the Plan of Section Fourteen Bradford Hills of record in Book 7900, Page 6, amended in Book 7900, Page 739, Register's Office for said County.

SAID Lot No. 230 fronts 72.48 feet on the southeasterly margin of Cody Hill Cove and extends back 207.11 feet on the northeasterly line and 159.07 feet on the southwesterly line to a dead line in the rear, measuring 62.87 feet thereon.

BEING the same property conveyed to Timothy J. Seilhan and wife, Cynthia G. Seilhan by deed from Yazdian Construction, Inc. of record in Book 9689, Page 582, Register's office for Davidson County, Tennessee.

**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 8071, Page 531, Book 8069, Page 170 and Book 9384, Page 290, said Register's Office, and to the matters set forth in the referenced Plan of record.

**This is improved property, known as:** 405 Cody Hill Cove, Nashville, TN 37211

**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** on April 12, 1997

Timothy J. Seilhan

Cynthia G. Seilhan

**State of** Georgia
**County of** Fulton

On April 12, 1997, before me the undersigned authority, personally appeared Timothy J. Seilhan and Cynthia G. Seilhan, 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.

Brenda Cauntleyman
Notary Public

My Commission Expires: _____

Notary Public, Gwinnett County, Georgia
My Commission Expires December 22, 2000

**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: $ 157,000.00

Affiant

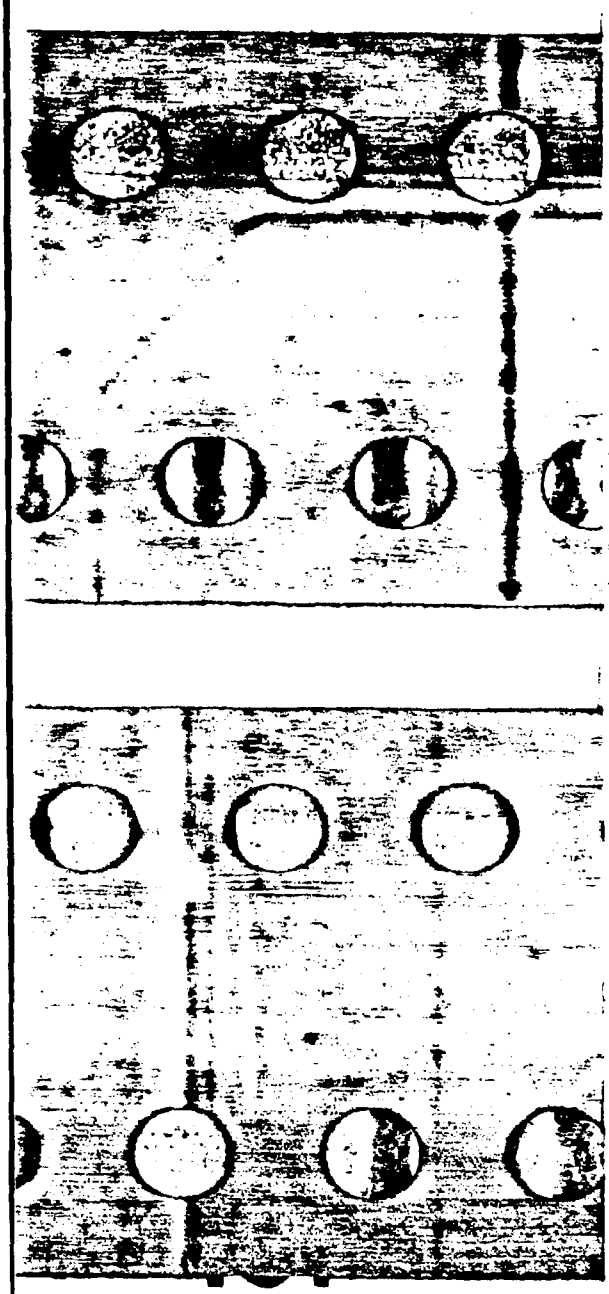
Sworn and subscribed before me on May 9, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-26-2000

Notary Public

My Commission Expires: _____

0504 05/13 0101 0 [illegible] 516.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10452 PG 595

| | | |
|---|---|---|
| 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
157000.00
CON TX 580.90
PRFEE 1.00
WDEED 8.00
TOTAL 589.90
CHECK 589.90

05/13/97 01 12:57 0001 0504

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

0304429
IDENTIF. ↑ REFERENCE

97 MAY 13 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1150543