60

BOOK 10475 PG 830

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Joe L. Trimble III and Lavonia W. Trimble
649 Rochelle Drive
Nashville, Tennessee 37220

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Columbia National Incorporated
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP AND PARCEL:
MAP 146-15
GROUP
PARCEL 136

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Samuel V. Brents Jr. and wife, Marjorie E. Brents hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joe L. Trimble III and wife, Lavonia W. Trimble, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Haileywood Estates, Section V, of record in Book 2330, page 74, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Samuel V. Brents Jr. and wife, Marjorie E. Brents by deed from J.E. Sporak and wife, Audrey Devin Sporak, of record in Book 2695, page 113, Register's Office for Davidson County, Tennessee.

This is improved property known as 649 Rochelle Drive, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe L. Trimble III and wife, Lavonia W. Trimble, their heirs and assigns, forever; and we, Samuel V. Brents Jr. and wife, Marjorie E. Brents do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of May, 1997.

Samuel V. Brents Jr.

Samuel V. Brents Jr.

Marjorie E. Brents

Marjorie E. Brents

97 JUN -2 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0311018
IDENTIF # REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Samuel V. Brents Jr. and wife, Marjorie E. Brents the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of May, 1997.

Rebecca T. Garland
NOTARY PUBLIC Rebecca T. Garland

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 145,100.00.

Lavonia W. Trimble 5-20-97
AFFIANT

Subscribed and sworn to before me this 20th day of May, 1997.

Rebecca T. Garland
NOTARY PUBLIC Rebecca T. Garland

My Commission Expires: 3/24/07

7758 06/02 0101 03CHECK 545-87

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

RECEIVED OF _____

FOR _____

BOOK 10475 PG 832

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
145100.00
CON TX 536.87
PRFEE 1.00
WDEED 8.00
TOTAL 545.87
CHECK 545.87

~~04/02/97 01 13:37:0001 7750~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03110 18
IDENTIF. # REFERENCE

97 JAN -2 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157697