Mail

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10488 PG 248

ADDRESS NEW OWNER:
Steven P. Jeffords et ux
1118 Chester Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
New Owner

MORTGAGEE:
First Federal Bank FSB d/b/a The Bank of Brentwood
4205 Hillsboro Road, Suite 101
Nashville, Tennessee 37215

MAP **72**
GROUP **14**
PARCEL **82**

WARRANTY DEED

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, **Sallie Elizabeth Sanders McCarver, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Steven P. Jeffords and wife, Nina B. Jeffords**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Chesterfield Place as of record in Book 332, page 147, Register's Office of Davidson County, Tennessee.

Said Lot No. 11 fronts 50.6 feet on the southerly side of Chesterfield Avenue and runs back 234.7 feet on the west line and 245 feet on the east line to an alley shown on said plan and shows 50 feet on said alley.

Being the same property conveyed to H. P. McCarver and wife, Mary McCarver, by deed from H. O. Looney and wife, Bessie Looney of record in Book 1257, page 143, Register's Office for Davidson County, Tennessee. The said Mary McCarver has since died. Also being the same property conveyed to H. P. McCarver and wife, Sallie Elizabeth Sanders McCarver by deed creating an ownership by tenants by the entirety, dated July 10, 1979, as of record in Book 5462, page 469, said Register's Office.

This is improved property known as 1118 Chester Avenue, Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

0314639
IDENTIF. # REFERENCE

97 JUN 10 PM 3:25
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1618 06/10 0101 03CHECK 105.50

1. Subject to Real Property Taxes for 1997, a lien not yet due and payable. Map 72, Group 14, Parcel 82. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603 et seq. Any applicable 1997 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 332, page 147, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS my hand this the 5th day of June, 1997.

Sallie Elizabeth Sanders McCarver

Sallie Elizabeth Sanders McCarver

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 1048 PG 250

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sallie Elizabeth Sanders McCarver, a widow**, personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of June, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of June, 1997.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10488 PG 251

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 96/10/22 01 15:20 0001 1618

03114639
IDENTIF. ↑ REFERENCE

97 JUN 10 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161526