Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James L. Paradise 7577 Ridgewood Rd Goodlettsville, TN 37072	Same as New Owner	Map 15-14 Parcel 61 Field Book 14D 51934

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROY D. AYERS and wife, DEBORAH F. AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES L. PARADISE, hereinafter referred to as the "GRANTEE", his 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. 21 on the Plan of William Hills, Section 2, of record in Plat Book 4460, page 62, Register's Office for said County.

Said Lot No. 21 fronts 125 feet on the westerly margin of Milliken Drive and runs back 349.5 feet on the northerly side lot line and 349.6 feet on the southerly side lot line to a line in the rear measuring 125 feet thereon.

BEING the same property conveyed to Roy D. Ayers and wife, Deborah F. Ayers, by deed from Gayron C. Lytle, of record in Book 9426, page 762, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3117 Milliken Drive, Joelton, TN 37080.

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, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Restrictive Covenants of record in Book 4576, page 846, said Register's Office.

3. Subject to any and all matters as shown on the Plan of record in Book 4460, page 62, said Register's Office.

4. Subject to easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 7499, page 421, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 10th day of June, 1997.

"GRANTORS"

Roy D. Ayers
ROY D. AYERS

Deborah F. Ayers
DEBORAH F. AYERS

"GRANTEE"

James L. Paradise
JAMES L. PARADISE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY D. AYERS and wife, DEBORAH F. AYERS, and JAMES L. PARADISE, 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 the 10th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

James L. Paradise
Affiant

Sworn to and subscribed before me, this the 10th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

03152 14
IDENTIF. & REFERENCE

97 JUN 12 AM 9:18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2254 06/12 0101 03CHECK 75.60

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

BOOK 10490 PG 153

RECEIVED OF _____

FOR _____

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

06/12/97 01 09:17 0001 2254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03152 14
IDENTIF. # REFERENCE

97 JUN 12 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1162154