BOOK 10554 PG. 89

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 1997.

Notary Public

MY COMMISSION EXPIRES: 3/6/99

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances L. Wikstrom	Regions Mortgage, Inc.	136-3A-44
(NAME)	(NAME)	
4000 Anderson Road #44	605 South Perry Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Montgomery, AL 36104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN B. WYATT, JR. AND WIFE, SHIRLEY C. WYATT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCES L. WIKSTROM, UNMARRIED** , 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as **4000 Anderson Road #44, Nashville, TN 37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of July, 1997.

John B. Wyatt, Jr.

Shirley C. Wyatt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **John B. Wyatt, Jr. and wife, Shirley C. Wyatt**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 31st day of July, 1997

Commission expires: 3/6/99

Notary Public

BOOK 10554 PG 90

EXHIBIT A

Land in Davidson County, Tennessee, being **Townhouse 44, Building No. 12** on the Plan of **Priest Lake Park Condominiums Townhouses** of record in Plat Book 4460, Page 88, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to John B. Wyatt, Jr. and wife, Shirley C. Wyatt by warranty deed from Anne W. McNeal, unmarried, of record in Book 9616, Page 104, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Taxes which have been prorted and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

97 AUG -4 AM 8:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] SERVICE

1333343

2305 08/04 0101 03CHECK 276.14

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

RECEIVED OF _____

FOR _____

BOOK 10554 PG 91

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72200.00
CON TX 267.14
PRFEE 1.00
WDEED 8.00
TOTAL 276.14
CHECK 276.14

08/04/97 01 08:50 0001 2305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333343
IDENTIFICATION

97 AUG -4 AM 8:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181923