Mail

BOOK 10591 PG 276

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.
Michael E. Vetetoe, et ux 531 Campbell Road Goodlettsville, TN 37072	Same as New Owner	Map 18 Parcel 54 Field Book GO 14466

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, PATTIE CAMILLE VETETOE SANDERS, CYNTHIA GAYLE VETETOE HAMBLEN, KAREN ELAINE VETETOE WILKERSON, CHRISTOPHER LEE VETETOE and MICHAEL E. VETETOE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MICHAEL E. VETETOE and wife, TERESA J. VETETOE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Scott, Surveyor, June 22, 1951, as follows:

Beginning at a point on the southerly margin of Moncrief Avenue, North 20 deg. East 258 feet from the northeast corner of the property conveyed to S. W. Prowse and wife, by deed from W. C. Moncrief and Company, Inc., of record in Book 1676, page 210, Register's Office for said County, said point being southwest corner of said Moncrief Avenue and a 50-foot unnamed street; thence with the westerly margin of said unnamed street, south 20 deg. west 258 feet to the said Prowse's northeast corner; thence with Prowse's northern boundary line, north 69 deg. west 85 feet; thence north 18 deg. east 252 feet to the southerly margin of Moncrief Avenue; thence with the margin of said Avenue, south 72 deg. east 92 feet to the beginning.

BEING the same property conveyed to Douglas Eugene Vetetoe and wife, Janie Lee Vetetoe, by deed from James William Smith and wife, Betty Frey Smith, dated January 29, 1957 and filed for record in the Register's Office for Davidson County, Tennessee. Douglas Eugene Vetetoe died on December 21, 1987, a citizen and resident of Davidson County, Tennessee, survived by his wife, Janie Lee Vetetoe, who became vested with title to the said property in fee simple as surviving tenant by the entirety. Janie Lee Vetetoe died on September 30, 1989, a citizen and resident of Davidson County, Tennessee. At the time of her death, Janie Lee Vetetoe was unmarried. She was survived by five (5) children, Michael Eugene Vetetoe, Pattie Camille Vetetoe Sanders, Cynthia Gayle Vetetoe Hamblen, Karen Elaine Vetetoe Wilkerson and Christopher Lee Vetetoe, being the only children born to or adopted by Janie Lee Vetetoe during her lifetime and her only heirs at law. Janie Lee Vetetoe left a Last Will and Testament, filed in the Probate Court Clerk's Office for Davidson County, Tennessee, without administration, giving and devising all of her real and personal property, to her five (5) children, named above.

The property description, as hereinabove set forth, as the same as that contained in the previous deed of record.

The mailing address for the said property is 324 Moncrief Avenue, Goodlettsville, Tennessee 37072.

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 WE, the GRANTORS, 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 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 GRANTEES, when due.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 29th day of August, 1997.

"GRANTORS"

Pattie Camille Vetetoe Sanders
PATTIE CAMILLE VETETOE SANDERS

Cynthia Gayle Vetetoe Hamblen
CYNTHIA GAYLE VETETOE HAMBLEN

Karen Elaine Vetetoe Wilkerson
KAREN ELAINE VETETOE WILKERSON

Christopher Lee Vetetoe
CHRISTOPHER LEE VETETOE

Michael E. Vetetoe
MICHAEL E. VETETOE

"GRANTEES"

Michael E. Vetetoe
MICHAEL E. VETETOE

Teresa J. Vetetoe
TERESA J. VETETOE

97 SEP -3 AM 8:11
REGISTER
DAVIDSON COUNTY, TN.

03438820
IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTIE CAMILLE VETETOE SANDERS, CYNTHIA GAYLE VETETOE HAMBLEN, KAREN ELAINE VETETOE WILKERSON, CHRISTOPHER LEE VETETOE and MICHAEL E. VETETOE and wife, TERESA J. VETETOE, 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 29th day of August, 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 $50,000.00.

Michael E. Vetetoe
Affiant

Sworn to and subscribed before me, this the 29th day of August, 1997.

Patsy C. Davidson
NOTARY PUBLIC

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

97004 09/03 0901 03CHECK 194.00

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

RECEIVED OF _____

FOR _____

BOOK 10591 PG 278

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

09/03/97 01 08:14 0001 3604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0343820
IDENTIFICATION REFERENCE

97 SEP -3 AM 8:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193087