0360723

IDENTIF. # REFERENCE 56

# WARRANTY DEED

97 OCT 20 PM 12:33

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

THIS INSTRUMENT WAS PREPARED BY

**John M. Jordan, Attorney**
**2209 CRESTMOOR ROAD,**
**NASHVILLE, TN. 37215**

BOOK 10651 PG 408

**THIS INDENTURE**, made and entered into as of the **9th** day of **October, 1997** by and between

**BIRDIE C. WALKER** ,

hereinafter referred to as Grantor, and

**GERALD LEWIS** ,

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF THE BENEDICT LAND COMPANY'S SUBDIVISION, OF THE LINDSEY TRACT, OF RECORD IN PLAT BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**
**BEING THE SAME PROPERTY CONVEYED TO BIRDIE C. WALKER, AN UNMARRIED PERSON BY DEED FROM GARY MCCUTCHEON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSALIND MARIE WILSON OF RECORD IN BOOK 10499 PAGE 886 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

**SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.**

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Birdie C. Walker
**BIRDIE C. WALKER**

**INDIVIDUAL**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BIRDIE C. WALKER** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **October, 1997**.

NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

Commission Expiration: _____

BOOK 10651 PG 409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

## VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$56,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **9th** day of **October, 1997**.

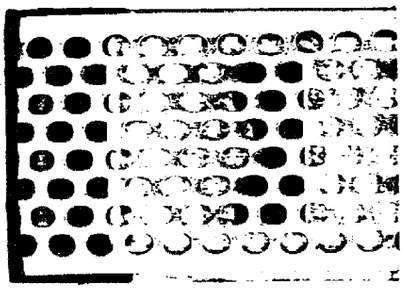
Notary Public

Commission Expiration: 1-29-2000

SUSAN WILLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD,<br>NASHVILLE, TN. 37215 | GERALD LEWIS<br><br>1108 STOCKELL STREET<br>NASHVILLE, TN 37207 | 1108 STOCKELL STREET<br>NASHVILLE, TN 37207<br><br>MAP PARCEL NUMBER<br>82-3-179 |

1/1Y 10/20 0101 03CHECK 216.20



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

RECEIVED OF _____

FOR _____

BOOK 10651 PG 410

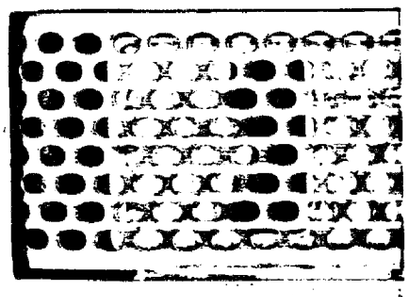
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

10/20/97 01 12:33 0001 1719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0360723
IDENTIF. ↑ REFERENCE

97 OCT 20 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1211002