0363663

IDENTIF. & REFERENCE

MAIL ENV.

97 OCT 29 AM 9:19

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

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Alvin Hall, Jr. and wife,
Dorothy J. Hall
1318 Bellshire Terrace Drive
Nashville, Tenn 37207

SEND TAX BILLS:
Same

BOOK 10661 PG 709

4859 10/29 0101 03CHECK 12.00

Map 41-15, Parcel 129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOE L. WALL and H. MIKE SUGGS,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey the following described property unto **ALVIN HALL, JR. and wife, DOROTHY J. HALL, as tenants by the entireties,** the following described property to wit:

LAND in Davidson County, Tennessee,

BEING Lot No. 1 on the Plan of the Resubdivision of Lot No. 402, Bellshire Estates, Section B, a plat of which is of record in Plat Book 8250, Page 364, Register's Office for Davidson County, Tennessee, and being more particularly described according to said Plan, to which reference is hereby made for further description of said property.

TOGETHER WITH A PERPETUAL EASEMENT FOR A PRIVATE SEWER LINE DESCRIBED according to a description prepared by J. Bruce Rainey, Tennessee License Surveyor #823, as follows:

LAND in Davidson County, Tennessee, and being an easement for a private sewer service line being 20 feet in width across Lot No. 2 on the plan of Resubdivision of Lot 402 of Bellshire Estates, Section 8, as of record in Book 8250, Page 364, Register's Office for Davidson County, Tennessee, said easement is for the benefit of Lot No. 1 as shown on said plan, the centerline of which is more particularly described as follows:

BEGINNING at a point on the common property line between Lots 1 and 2, as shown on the plan of the Resubdivision of Lot 402 of Bellshire Estates, Section 8, of record in plat Book 8250, Page 364, Register's Office for Davidson County, Tennessee, said point of beginning being 137 feet, more or less, southerly as measured along the common property line from the northernmost common corner of said lots, said common corner is also on the southerly margin of Bellshire Drive; thence leaving the common property line of said Lots 1 & 2 and running generally northwesterly 40 feet more or less

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Gallatin
(615) 452-5537

to the center of an existing public sanitary sewer line as not located on Lot 2 and shown on the recorded plat of the Resubdivision of Lot 402 of Bellshire Estates, Section 8.

The above described line is the center of a 20 foot private sewer service line easement which lies 10 feet each side of the above described line.

BEING the same property conveyed to Joe L. Wall and H. Mike Suggs by Deed from Ray Dorris and wife, Mary H. Dorris of record in Book 9616, page 775, Register's Office for Davidson County, Tennessee.

DEBORAH L. WALL and NONA SUGGS, spouses of Joe L. Wall and H. Mike Suggs, join in the execution of this Warranty Deed to convey any marital interests they may have in said property.

Said conveyance is made subject to any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 1997 are being prorated and will be paid by the Grantors.

Possession to be given on date of closing.

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 the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 8 day of October, 1997.

Joe L. Wall
JOE L. WALL

H. Mike Suggs
H. MIKE SUGGS

Deborah L. Wall
DEBORAH L. WALL

Nona Suggs
NONA SUGGS

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BOOK 10661 PG 711

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **JOE L. WALL and wife, DEBORAH L. WALL,** with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 8th day of October, 1997.

Mary Ellen
NOTARY PUBLIC

My Commission Expires: 1/20/99

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **H. MIKE SUGGS and wife, NONA SUGGS,** with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 8th day of October, 1997.

Mary Ellen
NOTARY PUBLIC

My Commission Expires: 1/20/99

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 16,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of October, 1997.

NOTARY PUBLIC

My Commission Expires: 3/30/1999

C:\wd\hall.wd

STATE OF TENNESSEE ROBERTSON COUNTY
The foregoing instrument and certificate were noted in note Book 29 Page 223 At 12:00 O'clock P M 10-14 1997 and Recorded in Deed Book 357 Page 737
State Tax Paid $59.20 Fee 1.00 Recording Fee 12.00 Total $72.20 Receipt No. 5612
Witness my Hand _____ Register
Brenda Gleaves

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An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

When Revenue Is Paid by Check, This Receipt Is Not Valid Until Check Is Paid by Bank.

OFFICIAL RECEIPT

No 5612

FRANKIE FLETCHER
REGISTER OF ROBERTSON COUNTY, TENNESSEE BOOK 1066 1 PG 712

Springfield, Tenn., 10-14, 1997

Received of David M. Amonette

For (Env.)

	Transfer Item S(a)	Mortgage Item S(b)
Greater of Consideration or Value	$ 16,000.00	$ 19,880.00 / 81,520.00

From Joe L. Wall, etal

To Oliver Wall Jr.

Notebook Reference _____ Book 29 Page 223

Cash ☐ Check ✓ 249.21 (over 99¢)

Recording Fees:

Warranty Deed	$	12.00
Trust Deed	$	32.00
Certified Copy and Marginal Release	$	20.00 Fix Filing 70.00
U.C.C.	$	
Miscellaneous	$	

State Tax:

Transfer—Item S(a)	$	59.20
Mortgage—Item S(b)	$	91.43 + 20.59
Register's Fee	$	3.00

Other Revenue:

	$	
Total	$	248.22

Frankie Fletcher
REGISTER

DEPUTY REGISTER