BK 10775 PG 562

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Kenneth W. Wyatt<br>and Doris S. Wyatt<br>805 Hunters Hill Trace<br>Old Hickory TN 37138 | SAME | MAP and PARCEL<br>075-13 158.00 |

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gregory S. LeFevers, married**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Kenneth W. Wyatt and wife, Doris S. Wyatt** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.**

**Being the same property conveyed to Gregory S. LeFevers, unmarried, by deed from Leroy Verble and wife, Betty Jean Verble, of record in Book 8582, Page 337, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 307 Jacksonian, Hermitage, TN 37076.**

**Donna M. LeFevers, spouse of Gregory S. LeFevers, joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.**

**Gregory S. LeFevers is one and the same person as Gregory S. Lefevers.**
**Donna M. LeFevers is one and the same person as Donna M. Lefevers.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
**1) Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantee; 2) Plan of record in Book 2900, Page 48 and 39 as amended in Book 3135, Page 106, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 2992, Page 53 and in Book 2998, Page 231, said Register's Office.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $87,500.00

x Kenneth W. Wyatt
Affiant

Subscribed and sworn before me this 29th day of January, 1998.

Notary Public

My Commission Expires: 5/23/98

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENN

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **29th** day of **January, 1998**.

Gregory S. LeFevers

**Gregory S. LeFevers**

AKA Gregory S. Lefevers

**AKA Gregory S. Lefevers**

Donna M. LeFevers

**Donna M. LeFevers**

AKA Donna M. Lefevers

**AKA Donna M. Lefevers**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Gregory S. LeFevers AKA Gregory S. Lefevers and wife, Donna M. LeFevers AKA Donna M. Lefevers,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed they within instrument for the purposes therein contained.

Witness my hand and official seal at office this **29th** day of **January, 1998**.

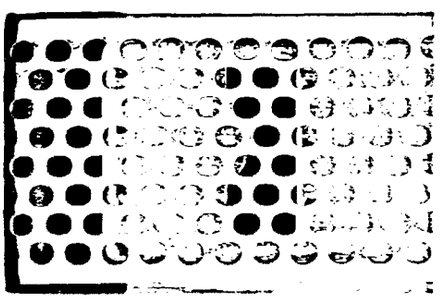
**Notary Public**
**My Commission Expires:** 3/23/1998

File No. 9801-015.wd

0395427
IDENTIF. & REFERENCE

98 JAN 30 PM 1:28
FELIX E. MCCONNICO REGISTER
DAVIDSON COUNTY, TN.

7748 01/30 0101 03CHECK 332.7



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

RECEIVED OF _____

FOR _____

BOOK 10775 PG 564

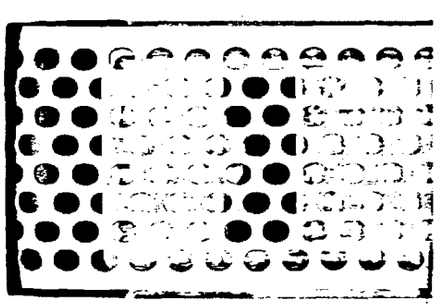
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

| | |
|---|---|
| CAMT | 87500.00 |
| CON TX | 323.75 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 332.75 |
| CHECK | 332.75 |

01/30/98 01 1:25 0001 7748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395427
IDENTIF. ↑ REFERENCE

98 JAN 30 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1248324