29

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

BOOK 10877 PG 703

THIS INDENTURE, made and entered into as of the 31st day of March 1998 by and between

BARRY TEMPLETON and DIANE D. TEMPLETON, and JIMMY RANDALL and JOANNE RANDALL ;

hereinafter referred to as Grantor, and

JEFFREY C. RAVELING and CYNTHIA ANN RAVELING ,

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 THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED IN PART ACCORDING TO A SURVEY BY ED GARRETT SURVEYOR, DATED FEBRUARY 10, 1954, AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF OLD HICKORY BLVD AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE P. HOWELL AND WILLIAM H. HOWELL BY DEED FROM W.J. TILLMAN, OF RECORD IN BOOK 2276, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE; THENCE IN A NORTHWESTERLY DIRECTION AND WITH SAID HOWELL'S WEST LINE 250 FEET TO A POINT, THENCE WESTERLY AND PARALLEL WITH OLD HICKORY BLVD 200 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL WITH HOWELL'S LINE 250 FEET TO THE CENTER LINE OF OLD HICKORY BLVD; THENCE NORTH 78 DEGREES 30 MINUTES EAST 100 FEET AND NORTH 79 DEGREES 30 MINUTES EAST 100 FEET TO POINT OF BEGINNING.

BEING ALL THE SAME PROPERTY CONVEYED TO BARRY TEMPLETON AND JIMMY RANDALL BY DEED FROM LYNDA T. LINDSEY OF RECORD IN BOOK 8090 PAGE 1 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, their 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7384 04/08 0101 03CHECK 379.00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

98 APR -8 AM 8:27

0423048

IDENTIF. & REFERENCE

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.

Jimmy Randall
JIMMY RANDALL

Barry Templeton
BARRY TEMPLETON

Joanne Randall
JOANNE RANDALL

Diane D. Templeton
DIANE D. TEMPLETON

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BARRY TEMPLETON and DIANE D. TEMPLETON, and JIMMY RANDALL and JOANNE RANDALL**, the within named bargainors, 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 31st day of March **1998**.

Allen Hugh Griffith
Notary Public

Commission Expiration: 3-27-07

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 **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DeShea S. Wallace
Affiant

Subscribed and sworn to before me this 31st day of March, 1998.

Evelyn C. Wright
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expiration: My Commission Expires SEPT. 23, 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	JEFFREY C. RAVELING CYNTHIA ANN RAVELING 7417 OLD HICKORY BLVD WHITES CREEK, TN 37189	7417 OLD HICKORY BLVD WHITES CREEK, TN 37189 MAP PARCEL NUMBER 40-161

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

RECEIVED OF _____

FOR _____

BOOK 10877 PG 705

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

04/08/98 01 08:27 0001 7384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423048
IDENTIF. ↑ REFERENCE

98 APR -8 AM 8:27

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

No. 1277614