0423360

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 APR -8 PM 1:18

FELIX [illegible], REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (fh) Title No: 39708
Dav. Co. File: ~~Box 8~~

MAIL ENV.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Colleen M. LeVert 3717 Meadowbrook Avenue Nashville, TN 37205	**Standard Federal Bank** **A Federal Savings Bank** **2600 W. Big Beaver Road** **Troy, MI 48084**

TAX MAP-PARCEL NUMBERS: 104-05-198

BOOK 10879 PG 65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 178,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth C. Winter and spouse, Carolyn R. Charping,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Colleen M. LeVert, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 433 on the Plan of Richland Realty Company's Subdivision "C" of record in Plat Book 421, page 31, said Register's Office.

SAID Lot No. 433 fronts 50 feet on the southwesterly margin of Meadowbrook Avenue and extends back 235 feet to an alley and shows 60 feet on said alley.

BEING the same property conveyed to Kenneth C. Winter and wife, Carolyn R. Charping, by deed from Frederick Thomas Schwoebel and wife, Tara Cash Schwoebel, of record in Book 8654, page 302, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 3717 Meadowbrook Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of April, 1998.

Kenneth C. Winter

Carolyn R. Charping

State of Tennessee
County of Davidson

On this 3rd day of April, 1998, before me the undersigned authority, personally appeared **Kenneth C. Winter** and **Carolyn R. Charping**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 178,000.00

Affiant

Sworn and subscribed before me on the 3rd day of April, 1998.

My Commission Expires: 3-3-99

Notary Public

VALERIE B. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

7713 04/08 0101 03CHECK 660.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10879 PG 67

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 178000.00
CON TX 658.60
PRFEE 1.00
WDEED 8.00
TOTAL 667.60
CHECK 667.60

04/08/98 01 13:18 0001 7713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423360
IDENTIF. # REFERENCE

98 APR -8 PM 1:18

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

No. 1277941