52

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00 *

Andrea B. Shea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF April 19 98

W. BRAD LEHMAN NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 2/3/2002
(AFFIX SEAL) LARGE

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 106, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrea B. Shea (NAME) | Chase Manhattan Mortgage (NAME) | 73-13-80 |
| 1511 Wendell Avenue (ADDRESS) | 1500 North 19th Street (ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (ZIP) | Monroe, Louisiana 71201 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy E. Strain and Peggy Ray Alexander, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea B. Shea

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 175 feet of Lots Nos. 71 to 74, inclusive, of Block "A" on the Map of Davis Heights as of record in Book 843, pages 104 and 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lots No. 71 to 74, inclusive, front together 100 feet on the easterly side of Wendell Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jimmy E. Strain and Peggy Ray Alexander, with Ray E. Strain retaining a life estate in this property by deed from Ray E. Strain, unmarried, of record in Book 9465, page 606, Register's Office for Davidson County, Tennessee. The said Ray E. Strain having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Sandra Strain joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Jimmy E. Strain.

unimproved ( )
This is improved ( X ) property, known as 1511 Wendell Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever 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 our hand s this 8th day of April 19 98

Jimmy E. Strain

Sandra Strain

Peggy R. Alexander
Peggy Ray Alexander
Peggy Ray Alexander

BOOK 10881 PG 885

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy E. Strain and wife, Sandra Strain, and Peggy Ray Alexander

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 8th day of April 19 98.

Commission expires 3/6/99

SANDRA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Brenda R. Lehman
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0424167
IDENTIF. & REFERENCE

98 APR 13 AM 8:20
FELIX A. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.



2622 04/13 0101 03CHECK 305.00

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

RECEIVED OF _____

FOR _____

BOOK 10881 PG 886

| | | | |
|---|---|---|---|
| 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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00
04/13/98 01 08:20 0001 2622

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0424167
IDENTIF. # REFERENCE

98 APR 13 AM 8:20

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

**No.** 1278790