BOOK 10908 PG 485

39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,900.00
Mark L. Wingate
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28 DAY OF April 19 98
Notary Public
MY COMMISSION EXPIRES: 9-29-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK L. WINGATE (NAME)	SAME (NAME)	MAP 90-16
542 WESTBORO (ADDRESS)	(ADDRESS)	PARCEL 110
NASHVILLE, TENNESSEE 37209 (CITY) (STATE) (ZIP)	37209 (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, DERRICK A. ANDERSON AND WIFE, DEE-ANN ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK L. WINGATE AND WIFE, SALLY D. WINGATE

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:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Section Two, Westboro, of record in Book 1424, page 60, said Register's Office.

Being the same property conveyed to Derrick A. Anderson and wife, Dee-Ann Anderson by Warranty Deed from James H. Abrams and wife, Mary M. Abrams of record in Book 8373, page 719, Register's Office for Davidson County, Tennesse.

98 APR 30 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

unimproved ( )
This is improved (X) property, known as 542 WESTBORO, NASHVILLE, TENNESSEE 37209
(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 28th day of April, 19 98

Derrick A. Anderson
DERRICK A. ANDERSON

Dee Ann Anderson
DEE-ANN ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DERRICK A. ANDERSON AND WIFE, DEE-ANN ANDERSON

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 NASHVILLE, Tennessee, this 23rd day of April, 1998.

Commission expires 1/27/2001

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

0675 04/30 01:01 03CHECK 323.13

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

RECEIVED OF _____

FOR _____

BOOK 10908 PG 487

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 84900.00
				CON TX 314.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.13
				CHECK 323.13
			04/30/98 01	13:15 0001 0675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0431682
IDENTIF. ↑ REFERENCE

98 APR 30 PM 1:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286760