54
98-52

WARRANTY DEED

BOOK 10940 PG 756

THIS INSTRUMENT WAS PREPARED BY

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

98 MAY 21 AM 11:08

REGISTER
DAVIDSON COUNTY TN.

RECEIVED FOR REFERENCE

04040604

THIS INDENTURE, made and entered into as of the **1st** day of **May, 1998** by and between

EMMA SANDIFER , UNMARRIED

hereinafter referred to as Grantor, and

RENEE ALLISON , UNMARRIED

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 DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 30 OF T.I. WARD'S SUBDIVISION OF LOTS 27 THROUGH 49 IN WILLIAM & HAYES COMPANY'S BELLEVIEW PLAN OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 30 FRONTS 56.1 FEET ON THE EASTERLY SIDE OF JEWEL STREET AND EXTENDS BACK 97.72 FEET ON THE NORTHERLY LINE AND 108.86 FEET ON THE SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY OF ELLINGTON PARKWAY, MEASURING 52 FEET THEREON.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO EDDIE JAMES SANDIFER AND WIFE, EMMA SANDIFER BY DEED FROM H.P. HOBBS AND WIFE, JEWEL P. HOBBS OF RECORD IN BOOK 4360 PAGE 135 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID EDDIE JAMES SANDIFER HAVING SINCE DIED ON SEPTEMBER 4, 1995, THEREBY VESTING TITLE SOLELY IN EMMA SANDIFER.

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, his/her 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.

0160 05/21 0101 03CHECK 188.45

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.

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.

Vivian Randle

Emma Sandifer
EMMA SANDIFER

BOOK 10940 PG 757

INDIVIDUAL ALABAMA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **EMMA SANDIFER** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **May, 1998.**

Vivian Randle
Notary Public

My Commission Expires 8/21/00
Commission Expiration: _____

VIVIAN RANDLE NOTARY PUBLIC ALABAMA STATE AT LARGE

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 **$48,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Allison
Affiant

Subscribed and sworn to before me this **1st** day of **May, 1998.**

Notary Public

Commission Expiration: 1-29-2000

DANA L. WALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JAN 29 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	RENEE ALLISON 1403 JEWEL ST NASHVILLE TN 37207	1403 JEWEL ST NASHVILLE TN 37207 MAP PARCEL NUMBER 71-16-102

WD-MULTLDOC
File No. 98-527

NASHVILLE ESCROW CO.
Title Co. T.G. No.

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

RECEIVED OF _____

FOR _____

BOOK 10940 PG 758

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 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 8.00
TOTAL 188.45
CHECK 188.45

05/21/98 01 10:09 0001 0160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440604
IDENTIF. # REFERENCE

98 MAY 21 AM 10:08

REGISTER
DAVIDSON COUNTY, TN.

No. 1296137