# WARRANTY DEED

BVT-98-1906

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10969 PG 483

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Terrance Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF May 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Richard L. Byrd
Notary Public

MY COMMISSION EXPIRES 2/1/99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terrance D. Freeman | Volunteer Trust Company | MAP 72-7-286 |
| (NAME) | (NAME) | |
| 1414 McGavock Pike | 1501 Hatcher Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37216 | Columbia, TN 38401 | |
| (CITY) (STATE) (ZIP) | (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, Richard L. Byrd and Ella Louise Presley and Billie J. Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrance D. Freeman and Andrea M. Booker, Husband and Wife

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. 16 in the Subdivision of The Waters Place on Maxey Lane as of record in book 332, Page 136, Register's Office for said County to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Billie J. Byrd and Richard L. Byrd and Ella Louise Presley by Deed from James R. Watts and wife Gaye Watts, of record in Deed Book 10643, Page 667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

98 JUN -9 PM 2:31
FILED AND RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
044192

unimproved ( )
This is improved (X) property, known as 1414 McGavock Pike, Nashville, Tennessee 37216
(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 12th day of May 19 98

Richard L. Byrd

Billie J. Byrd

Ella Louise Presley

BOOK 10969 PG 454

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 Richard L. Byrd and Ella Louise Presley and Billie J. Byrd

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 13th day of May, 1996.

Commission expires 9/12/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [X] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

$250.00 CK # 0267.96

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

ROOK 10969 PG 485

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARR..NTY 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 69990.00
CON TX 258.96
PRFEE 1.00
WDEED 8.00
TOTAL 267.96
CHECK 267.96
06/09/98 01 14:30 0001 8250

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

0448192
IDENTIF. # REFERENCE

98 JUN -9 PM 2:31

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

**No.**1304139