0454907

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 JUN 25 AM 10:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40037
Dav. Co. File: Box 8

5514 06/25 0101 03CHECK 545.80

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| George G. Payne<br>Theresa G. Payne<br>4345 Chickering Lane<br>Nashville, TN 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 156-05-022**

# *WARRANTY DEED*

BOOK 10991 PG 748

**FOR AND IN CONSIDERATION** of the sum of **$ 144,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher A. Haas and spouse, Shannon A. Haas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George G. Payne and spouse, Theresa G. Payne,** 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. 805 on the Plan of Harpeth Woods, Section Four-First Addition of record in Plat Book 5200, Page 635, Register's Office for said County.

SAID Lot No. 805 fronts 73.7 feet on the southwesterly margin of Harpeth Bend Drive and extends back 200.0 feet on the northwesterly line and 197.6 feet on the southeasterly line to a dead line in the rear, measuring 80.9 feet thereon.

BEING the same property conveyed to Christopher A. Haas and wife, Shannon A. Haas by deed from Roger A. Taylor and wife, Ruby R. Taylor of record in Book 9288, Page 179, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 635, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive and 5 foot easement for drainage purposes along the southeasterly side line(s) of said lot, and a 2.5 x 25 foot utility anchor easement located on the easterly front corner of said lot; Restrictive covenants of record in Book 6097, Page 560, said Register's Office.

**This is improved property, known as:** 977 Harpeth Bend Drive, Nashville, TN 37221

**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 24th day of June, 1998.

**Christopher A. Haas** **Shannon A. Haas**

**State of Tennessee**
**County of Davidson**

On this 24th day of June, 1998, before me the undersigned authority, personally appeared **Christopher A. Haas** and **Shannon A. Haas**, 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.

My Commission Expires: CHRISTY L. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 144000.00

Affiant

Sworn and subscribed before me on the 24th day of June, 1998.

My Commission Expires: CHRISTY L. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

BOOK 10991 PG 750

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George G. Payne, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Theresa G. Payne as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1998.

Notary Public

My Commission Expires:

CHRISTY S. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/99

**EXHIBIT "A"**
**To**
**DEED Of TRUST**

**FROM: George G. Payne and Theresa G. Payne**

**TO: Wilkins & Ivey, Attys., Trustee For Suntrust Bank, Nashville,**

State of Tennessee
County of Davidson

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant has no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**George G. Payne, Affiant**

Sworn to and subscribed before me this

24th day of June, 1998.

Notary Public

My Commission Expires:

CHRISTY S. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/99

*Wldoc: PAB Exhib TD—9191*

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

RECEIVED OF _____

FOR _____ BOOK 10991 PG 751

| | | |
|---|---|---|
| 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 144000.00
CON TX 532.80
[illegible] 1.00
WDEED 12.00
TOTAL 545.80
CHECK 545.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/98 01 10:39 0001 5514

0454907
IDENTIF. ◆ REFERENCE
98 JUN 25 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311322