B45

BOOK 11003 PAGE 711

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES 3/6/99

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J. Alexander Kirk (NAME) | First American National Bank (NAME) | 104-10-50 |
| 3514 Richardson Avenue (ADDRESS) | First American Center (ADDRESS) | |
| Nashville, Tennessee 37205 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37237 (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, John T. Webb and wife, Lucy M. Coble

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Alexander Kirk and wife, Christine Kirk

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. 12 on the Plan of Elmington Place, of record in Book 547, page 59, Register's Office for said County, to which plan reference is hereby made for for a more complete description.

Together with an easement for maintaining a concrete driveway and wood fence together with necessary egress and ingress to accomplish this of record in Book 8146, page 811, said Register's Office.

Being the same property conveyed to John T. Webb and spouse, Lucy M. Coble by deed from Jasper P. Neel and spouse, Faye R. Neel of record in Book 8603, page 681, Register's Office for Davidson County, Tennessee.

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.

unimproved ( )
This is improved ( X ) property, known as 3514 Richardson Avenue, Nashville, Tennessee 37205
(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 1st day of July 19 98

John T. Webb

Lucy M. Coble

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 John T. Webb and wife, Lucy M. Coble

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 1st day of July 19 98.

Commission expires 2/3/03

W. BRADLEY HILL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

W. Bradley Hill
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



0458179
RECEIVED FOR REFERENCE
98 JUL -2 AM 11:05
CLERK & MASTER-REGISTER
DAVIDSON COUNTY, TN.

8976 07/02 0101 03CHECK 980-40

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11003 PAGE 713

| | | |
|---|---|---|
| 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 262000.00

CON TX 969.40

PRFEE 1.00

WDEED 8.00

CFEE 2.00

TOTAL 980.40

CHECK 980.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458179

IDENTIF. # REFERENCE

98 JUL -2 AM 11:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1314749