After Recording Return To:
Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

BOOK 11008 PAGE 696

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ROBERT K. DAVIS and wife, ROBBIE J. DAVIS** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **ANDREW SCOTT AYERS and ALISHA MCCORD, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Oak Creek Subdivision, of record in Book 5200, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 82.00 feet on the southerly margin of Oak Leaf Drive and extends back 124.98 feet on the easterly line and 125.08 feet on the westerly line to a dead line in the rear, measuring 115.81 feet thereon.

Being the same property conveyed to Robert K. Davis and wife, Robbie J. Davis by deed from Robert H. Braswell dated July 29, 1988, recorded August 3, 1988, of record in Book 7617, page 961, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Book 5200, page 96, Register's Office for Davidson County, Tennessee, and to any and all exiting easements and restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this ~~6th~~ 30th day of June, 1998.

Robert K. Davis

Robbie J. Davis

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Robert K. Davis and wife, Robbie J. Davis the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 30th day of June, 1998

Notary Public

My Commission Expires: 12-11-2001

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Andrew Scott Ayers 6-30-98
Affiant

Subscribed and sworn to before me this 30th day of June, 1998.

Notary Public

My Commission Expires: 12-11-2001

MAP AND PARCEL NUMBERS: Map 76-01 Parcel 31.00

ADDRESS NEW OWNER:

Andrew Scott Ayers and Alisha McCord
825 OakLeaf Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

same

THIS INSTRUMENT PREPARED BY:

Residential Title & Escrow Corp.
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167
File # 98060255

0097 07/07 01:01 03CHECK 325.50

98 JUL -7 AM 9:26

0459244

REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 325.50
CHECK 325.50

07/07/98 01 09:26 0001 0097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045924

ENTRY # REFERENCE

98 JUL -7 AM 9:26

No.1315846