WARRANTY DEED

BOOK 11052 PAGE 488

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 1998.

Notary Public

MY COMMISSION EXPIRES: June 4, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Henry R. Allison, III, 116 Wilson Pike, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Durham	Countrywide Home Loans	158-10-7
(NAME)	(NAME)	
1805 Cromwell Drive	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(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,

Paul F. Durham and wife, Nadene Durham

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James R. Durham and wife, Tammy T. Durham

, 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:

Being Lot No. 9 on the Plan of Forrest Trails, as of record in Plat Book 3700, pages 24 & 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul F. Durham and wife, by deed from David S. Goldberg and wife, Ellen B. Goldberg, as of record in Book 10779, page 291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) Any and all matters as shown in the ~~plan~~ of record in Plat Book 3700, pages 24 and 25; (b) Restrictive covenants as of record in Book 3929, page 248; both in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1805 Cromwell Dr., Nashville, TN 37215
(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.

2725 08/05 0101 03CHECK 1010.00

98 AUG -5 AM 10:23

0471067

IDENTIFIED FOR REFERENCE

Witness my/our hand(s) this 31st day of July, 1998.

Paul F. Durham

Nadene Durham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 1998.

Commission expires: June 4, 2002

JOSEPH K. GREGORY

Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 11052 PAGE 490

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	270000.00
			CON TX	999.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1010.00
			CHECK	1010.00
08/05/98	01		10:24 0001	2725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG -5 AM 10:23

FELIX Z. WILSON, II
DAVIDSON COUNTY

04711067
IDENTIF. # REFERENCE

No. 1328319