47

BOOK 11065 PAGE 983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF August 19 98

Notary Public NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-27-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Vedders	Franklin American Mortgage	MAP 82-7
(NAME)	(NAME)	
802 Meridian Street	214 Overlook Court, Suite 150	PARCEL 86
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, Tennessee 37027	20W18145
(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, Thomas Ward and wife, Sandy Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin D. Vedders, a married man

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, known as 802 Meridian Street, Nashville, Davidson County, Tennessee, being lot on west side of Meridian Street and north of Hancock Street with dimensions of 50' x 174.25'.
BEING the northerly 50 feet of Lot No. 146 on the Plan of Lindsley's Addition to East Nashville, as of record in Book 57, Page 25, said Register's Office.
Also being described as beginning at a point in the westerly margin of Meridan Street 50 feet north of the intersection of the same with the north line of Hancock Street; thence westwardly parallel to Hancock Street, 174 feet 3 inches to an alley; thence with same, northwardly 50 feet; thence eastwardly parallel to Hancock Street, 174 feet 3 inches to a point in the westerly margin of Meridian Street; thence with said street southwardly 50 feet to the point of beginning.

Being the same property conveyed to Thomas Ward by deed from Bill McPherson, County Court Clerk, of record in Book 6151, Page 614, Register's Office for said County.

Sandy Ward, spouse of Thomas Ward, joins in this conveyance for the express purpose of relinquishing all martial rights she has in subject property now or in the future.

AUG 14 AM 10:44
PAID
CHECK
329.20

04719777

unimproved ( )
This is improved (X) property, known as 802 Meridian Street, Nashville, TN 37207
(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 11th day of August, 19 98

Thomas Ward

Sandy Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Ward and wife, Sandy Ward

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 Goodlettsville, Tennessee, this 11th day of August, 1998.

Commission expires 11-27-99

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11065 PAGE 985

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 86000.00
CON TX 316.20
PRFEE 1.00
MDEED 6.00
RFEE 2.00
TOTAL 329.20
CHECK 329.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/98 01 10:45 0001 701

98 AUG 14 AM 10:44

0474977

No. 1332554