BOOK 11081 PAGE 606

BT

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Billy W Adkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 1998.

Elizabeth Triplett
Notary Public

MY COMMISSION EXPIRES: JULY 26, 2002.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| **Billy W. Adkins** | **NationsBank of Tennessee, N.A.** | 171-1-30 |
| (NAME) | (NAME) | |
| **498 Rural Hill Road** | **P.O. Box 31590** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | **Tampa, FL 33633-0754** | |
| (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, **Herman E. Jacobs and wife, Betty Y. Jacobs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy W. Adkins, married**, 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. 162 on the Plan of Edge-O-Lake Estates, Section 1, of record in Plat Book 3600, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Herman E. Jacobs, and wife, Betty Y. Jacobs, by deed of record in Book 1635, Page 236, Register's Office for Davison County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Herman E. Jacobs, and wife, Betty Y. Jacobs, by Iola Watkins, as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11081 Page 605, in the Register's Office for Davidson County, Tennessee.

FT Mortgage Companies $6,034.24

unimproved ☐
This is improved ☒ property, known as **498 Rural Hill Road, Nashville, TN 37217**
(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.

0479580
IDENTIF. ↑ REFERENCE

98 AUG 26 AM 8:46
REGISTER
DAVIDSON COUNTY, TN

1927 08/26 0101 03CHECK 223.75

Witness my/our hand(s) this 21st day of August, 1998.

Herman E. Jacobs by Iola Watkins Attorney In-fact
Herman E. Jacobs

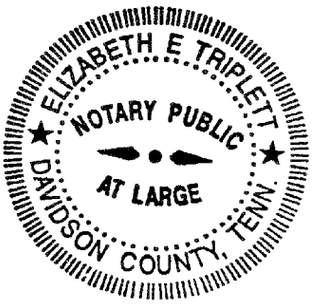
Betty Y. Jacobs by Iola Watkins Attorney-In-fact
Betty Y. Jacobs

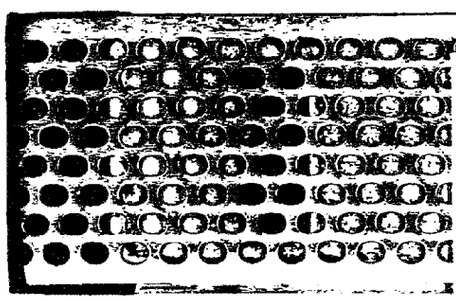
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 1998, personally appeared Iola Watkins, the person who executed the foregoing instrument on behalf of Herman E. Jacobs and wife, Betty Y. Jacobs, and acknowledged that she executed the same as their free act and deed of the said Herman E. Jacobs, and wife, Betty Y. Jacobs, through Power of Attorney granted Iola Watkins, by the said Herman E. Jacobs, and wife, Betty Y. Jacobs.

Elizabeth E. Triplett
Notary Public

Commission Expires: 05/26/2002





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

RECEIVED OF _____

FOR _____

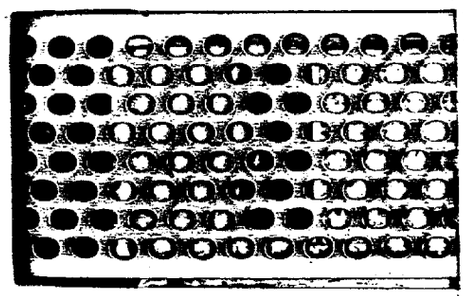
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 57500.00 |
| CON TX | 212.75 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 223.75 |
| CHECK | 223.75 |

08/26/98 01 08:47 0001 1927



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0479580
IDENTIF. ↑ REFERENCE

98 AUG 26 AM 8:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1337411