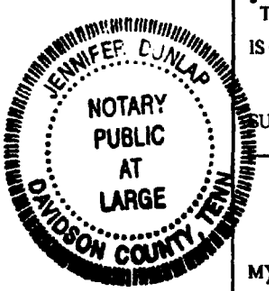
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 98

Jennifer Dunlap
Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve Donnelly (NAME) | NEW OWNER (NAME) | 90-12 38.00 |
| 629 Croley Drive (ADDRESS) | (ADDRESS) | 8DA 28630 |
| Nashville, TN 37209 (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, Ruth B. Whittaker and husband, Richard Whittaker

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

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 part of Lot No. 5 on the plan of the resubdivision of Lots 5 to 8 inclusive in the subdivision of Lot No. 21 of the B.F. Cockrill Farm, as of record in Book 421, page 21, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, July 1946, as follows:

SAID part of said lot fronts 80.3 feet on the westerly side of Croleywood Drive and extends back on the northerly line 180 feet, more or less, with John Holt's southerly line (John Holt having acquired property in Deed Book 4091, page 774, Register's Office for Davidson County, Tennessee) and extends back 180 feet, more or less, on the southerly line (with the northerly line of property conveyed to Thomas E. Garland in Deed Book 1584, page 265, Register's Office for Davidson County, Tennessee) to the rear on which it measures 89.4 feet, more or less.

Being the same property conveyed to Richard C. Whittaker and wife, Ruth B. Whittaker, by deed from Fredrick L. Horton, Sr. and wife, Dorothy M. Horton, of record in Book 5141, page 352, Register's Office for Davidson County, TN, and further conveyed to Donald Arkovitz, trustee, by deed of record in Book 5757, page 302, and further conveyed to Ruth B. Whittaker by quitclaim deed from Donald Arkovitz, Trustee of record in Book 5757, page 302, and Book

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 629 Croley Drive, Nashville, TN 37209
(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 my hand this 7th day of August 19 98

Ruth B. Whittaker

Richard Whittaker

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 Ruth B. Whittaker and husband, Richard Whittaker

the bargainor, 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 7th day of August 19 98

Commission expires 5/27/2001

Jennifer Dunlap
Notary Public

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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

6237 09/03 0101 03CHECK 603.00

LEGAL DESCRIPTION CONTINUATION

10562, page 745, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 421, page 21; all in the Register's Office for Davidson County, TN.



MAIL ENV.

IDENTIF. # REFERENCE 0483676

98 SEP -3 AM 8:31

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11097 PAGE 43

| | | |
|---|---|---|
| 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 | 160000.00 |
| CON TX | 592.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 603.00 |
| CHECK | 603.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6237

0483676
IDENTIF. & REFERENCE

98 SEP -3 AM 8:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1341676