0484237

IDENTIF. # REFERENCE

BOOK 11099 PAGE 357

MAIL ENV.

98 SEP -3 PM 3:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **31st** day of **August, 1998** between **Chad K. Nichols, unmarried, and Stacy R. Kimbrough, unmarried** **GRANTORs, and **Randall L. Surber and Jo Ann Surber, Married**, as GRANTEEs. **and James Kimbrough, unmarried

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Birdwell Subdivision, Phase 2, of record in Plat Book 7900, page 762, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chad K. Nichols and James R. Kimbrough by Warranty Deed from Joel S. Birdwell of record in Book 10131, page 92, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, page 762, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 10655, page 576, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

Chad K. Nichols,

James Kimbrough

Stacy R. Kimbrough,

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COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad K. Nichols, Stacy R. Kimbrough and James R. Kimbrough, the bargainors, with whom I am personally acquainted (or proved to be 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 this31st day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn before me this 31st day of August, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Randall L. Surber
101 Katherine Court
Goodlettsville, Tennessee 37072

Send Tax Bills To:
NationsBanc Mortgage Corp.
2059 Northlake Parkway
Tucker, GA 30084

Map & Parcel No.
Map 33-9 Parcel 2

6884 09/03 0101 03CHECK 547.50

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 145000.00 CON TX 536.50 PRFEE 1.00 WDEED 8.00 CFEE 2.00 TOTAL 547.50 CHECK 547.50	
		09/03/98	01 15:30 0001 6884	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342321