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0487805

IDENTIF. ↑ REFERENCE

MAIL ENV.

98 SEP 14 PM 4:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryce C. Servine L. Ashley Servine 3513 Crestridge Drive Nashville, TN 37204 98-1-237	AmSouth Bank 601 Market Center Chattanooga, TN 37402

0729 09/14 0101 03CHECK 680.33

TAX MAP - PARCEL NUMBERS: 118-14-0-109.00

WARRANTY DEED

THIS DEED, made and entered into this the 9th day of September, 1998, by and between **BRYAN E. NEARN, III** and wife, **ELIZABETH R. NEARN**, hereinafter known as the **GRANTOR**, and **BRYCE C. SERVINE** and wife, **L. ASHLEY SERVINE**, hereinafter known as the **GRANTEE**;

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING LOT NO. 30 on the Map of Longview Manor, Sections One and Two of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED to Bryan E. Nearn, III and wife, Elizabeth R. Nearn, by Warranty Deed from Brooks B. Little and wife, Reviline G. Little and recorded in Book 10076, page 979, said Register's Office.

This property is commonly known as: 3513 Crestridge Drive
Nashville, Tennessee 37204

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

BRYAN E. NEARN, III

ELIZABETH R. NEARN

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, BRYAN E. NEARN, III and wife, ELIZABETH R. NEARN, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 9th day of September, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 9th day of September, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 9th day of September, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 180900.00
CON TX 669.33
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 680.33
CHECK 680.33

09/14/98 01 16:14 0001 0729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0487805
IDENTIF. & REFERENCE

98 SEP 14 PM 4:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346120