WARRANTY DEED

BOOK 11126 PAGE 178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,415.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 2[illegible] Antioch, TN 3701[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry DeSelms	OWNER	**72-14-170**
(NAME)	(NAME)	
1028 Gordon Petty Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	,	
(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, **Felix Chambers and Veronica Chambers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry DeSelms**, 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:

Being Lot No. 4 on the Plan of G.A. Pickup's Subdivision of record in Book 974, Page 43, Register's Office for said County.

Said Lot No.4 fronts 50 feet on the northerly side of Straightway Avenue and extends back between parallel line, 150 feet to a dead line.

Being the same property conveyed to Willie B. Chambers and wife, Minnie L. Chambers by deed of record in Book 4362, Page 130, Register's Office for Davidson County, Tennessee. The said Willie B. Chambers and wife, Minnie L. Chambers having since died leaving as sole heirs Felix Chambers and Veronica Chambers reference heirship affidavit of record in Deed Book 11126 Page 175, Register's Office of Davidson County, Tennessee. Also reference a Quitclaim Deed from Minnie's Father William Holder of record in Deed Book 11126 Page 174, said Register's office.

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

This instrument is executed on behalf of Felix Chambers by Veronica Chambers as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11126 Page 176, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1601 Straightway Avenue, Nashville, TN 37206**
(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.

0491796
IDENTIF. ↑ REFERENCE

98 SEP 25 AM 10:08
REGISTER
DAVIDSON COUNTY, TN.

5001 09/25 0101 03CHECK 93-94

Witness my/our hand(s) this 10th day of September, 1998.

Felix Chambers by Veronica Chambers Attorney-In-fact

Felix Chambers

Veronica Chambers

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 Veronica Chambers the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9/10/98.

Commission expires: 5/26/2002

Victor Hazelwood
Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this 10th day of September, 1998 before me personally appeared Veronica Chambers, the person who executed the foregoing instrument on behalf of Felix Chambers and acknowledged that She executed the same as the free act and deed of the said Felix Chambers, through Power of Attorney granted ~~him~~ her by the said Felix Chambers.

Commission expires 5/26/2002

Victor Hazelwood
Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 11126 PAGE 180

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 22415.00
				CON TX 82.94
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 93.94
				CHECK 93.94
			09/25/98 01	10:11 0001 5001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491796
IDENTIF. # REFERENCE

98 SEP 25 AM 10:09
REGISTER
DAVIDSON COUNTY, TN.

No. 1350338