Mail

This instrument prepared by:
JONES & HARDEE
ATTORNEYS AT LAW
339 Main Street
Franklin, TN 37064

BOOK 11175 PAGE 824

NEW OWNER:

Paul E. Trey
Brooke E. Trey
229 Carden Ave.
Nashville TN. 37205

SEND TAX BILL TO:

Same

MAP & PARCEL:

118-8-52 (6DA-27180)
and
118-8-53 (6DA-27185)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Ann Null R. Areaux, married,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Paul E. Trey and Brooke E. Trey, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I: Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot NO. 12 fronts 57.6 feet on the easterly side of Felts Avenue and runs back 99 feet on the northerly line, with the southerly margin of Melrose Avenue, and 127.5 feet on the southerly line to an alley, measuring 50 feet thereon.

Tract II: Land in Davidson County, Tennessee and being Lot No. 13 on the Plan of Grandview Heights, as of record in Book 161, pages 14 & 15 of the Register's Office of Davidson County, Tennessee; said Lot No. 13 fronts 50 feet on the East side of Felts Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Mary Ann Null R. (Ricketts) Areaux by Quitclaim Deed from George T. Null of record in Book 5247, page 124, RODC, TN. and by Quitclaim Deed to George T. Null and Mary Ann Null Ricketts from George T. Null and Howard Ladon Baltimore, Trustee of record in Book 5184, page 582, RODC, TN and being the same property conveyed to George T. Null by deeds of record in Book 1143, page 346, and Book 1264, page 110, RODC, TN.

SUBJECT TO THE FOLLOWING:
1. 1998 Taxes are a lien and now due and payable.
2. Plat of record in Plat Book 161, pages 14 & 15, RODC, TN.
3. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This property is known as:

2400 & 2402 Felts Avenue, Nashville, TN

I, Leslie L. Areaux, husband of Mary Ann Null R. Areaux, do hereby join in this conveyance to convey any and all rights I might have in said property due to my marriage or otherwise.

WITNESS OUR HANDS THIS 14TH DAY OF OCTOBER, 1998 IN Davidson Co. TN.

Mary Ann Null R. Areaux
SELLER: Mary Ann Null R. Areaux

Leslie L. Areaux
SELLER: Leslie L. Areaux

STATE OF Texas

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, **Mary Ann Null R. Areaux and husband Leslie L. Areaux,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 14th day of October, 1998 in Davidson Co. TN.

Geri Abrams
Notary Public

My Commission Expires:

11-21-2001

GERI ABRAMS
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 11-21-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater for this transfer is $67,500.00.

Paul E. Trey
AFFIANT

Sworn to and subscribed to me, the undersigned, this 14th day of October, 1998, in Franklin, Tennessee.

Cynthia Ann Love
NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/23/2002

0505362
IDENTIFICATION REFERENCE

98 OCT 29 AM 11:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9348 10/29 0101 03CHECK

TNJ/7779.9800/cg

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	67500.00
			CON TX	249.75
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	264.75
			CHECK	264.75
10/29/98	01	11:01 0001		9348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505362
IDENTIF. ↑ REFERENCE

98 OCT 29 AM 11:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364518