BOOK 11178 PAGE 388

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 11 (AFFIX SEAL)

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Mail

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Monica C. Watson (NAME) | Countrywide Home Loans (NAME) | MAP 84-15 |
| 2211 Selma Avenue (ADDRESS) | 718 Thompson Lane Suite 114 (ADDRESS) | PARCEL 2 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37204 (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, Michael V. Noland, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica C. Watson, 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 Lot No. 110 on the plan of Castlewood Estates, Section 2, of record in Book 2331, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 109 feet on the southerly side of Selma Drive and extends back 451.5 feet on the westerly line and 478.2 feet along a broken line on the easterly side to a line in the rear on which it measures 118 feet.

Included in the above description but expressly excluded from this conveyance is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee for Briley Parkway as of record in Book 4236, page 310, said Register's Office.

Being the same property conveyed to Michael V. Noland, unmarried, by deed from Danny A. Lamb and wife, Devry R. Lamb of record in Book 9364, page 274, Register's Office for Davidson County, Tennessee.

0014 10/30 0101 03CHECK 408.75

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 2450, page

CONTINUED

This is improved ( X ) property, known as 2211 Selma Avenue, Nashville, Tennessee 37214 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 29th day of October 19 98

10-29-98

Michael V. Noland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael V. Noland, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 29th day of October 19 98.

Commission expires 11-18-01

Notary Public

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 the _____ 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

LEGAL DESCRIPTION CONTINUATION

469, and Book 2488, page 295, Register's Office for Davidson County, Tennessee.

Plan of record in Book 2331, page 91, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.



0505983
IDENTIF. ▲ REFERENCE
98 OCT 30 AM 11:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**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 |
| | | | | 107500.00 |
| | | | | CON TX 397.75 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 408.75 |
| | | | | CHECK 408.75 |
| | | | 10/30/98 01 | 11:29 0001 0014 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0505983
IDENTIF. ↑ REFERENCE

98 OCT 30 AM 11:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1365178