98-2266

BOOK 11198 PAGE 915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 4/15/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caldwell Wright (NAME)	SAME AS NEW OWNER (NAME)	70-6-67
2755 Buena Vista Pike (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218 (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, Sandra K. Ferguson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caldwell Wright, Married

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, described as follows:
Being Lot 17 on the Plan of Taigan's Court, (formerly St. Michael's Square, Section Two), of record in Plat Book 6900, page 710, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Included in the above description is a driveway easement recorded in Bok 7894, page 361, said Register's Office.

Being the same property conveyed to Sandra K. Ferguson, by deed from Eddie W. Jackson, etal, of record in Book 7894, page 365, and by quitclaim deed from Samuel L. Ferguson, of record in Book 9616, page 953, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities.

Grantee herein agrees to assume 1998 State and County taxes in full without proration.

This is improved (X) property, known as 2755 Buena Vista Pike, Nashville, Tennessee 37218 (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 6th day of November 19 98

Sandra K. Ferguson

Sandra K. Ferguson

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 Sandra K. Ferguson

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 Madison, Tennessee, this 6th day of November 19 98.

Commission expires 4/15/2000

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

PICK-UP

98 NOV 10 PM 12:57
WILL C. GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 051100.1

5361 11/10 0101 03CHECK 290.91

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

RECEIVED OF _____ BOOK 11198 PAGE 917

FOR _____

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 75650.00
				CON TX 279.91
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 290.91
				CHECK 290.91
			11/10/98 01	12:56 0001 5361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0511001
IDENTIFICATION REFERENCE

98 NOV 10 PM 12:57

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370481