Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 11201 PAGE 311

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary S. Bradshaw, et ux 130 Vivrett Lane Mt. Juliet, TN 37122	Same as New Owner	Map 26-9 Parcel 66 Field Book GO 03955

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CLAUDE B. GARRISON, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW, hereinafter referred to as 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. 59 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee.

SAID Lot No. 59 fronts 115 feet on the southerly side of Moss Trail Road and runs back 350 feet on the easterly line and 348.6 feet on the westerly line to a dead line, measuring 116.41 feet thereon.

BEING the same property conveyed to Claude B. Garrison and wife, Pauline M. Garrison by deed from Edsel R. Allen of record in Book 4642, page 913, said Register's Office. And, the said Pauline M. Garrison died on October 8, 1995, at which time the property became vested in her surviving spouse, Claude B. Garrison, in fee simple.

By his signature hereto, Claude B. Garrison represents and warrants that all debts and obligations owing by Pauline M. Garrison during her lifetime or by reason of her death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 413 Moss Trail, Goodlettsville, TN 37072.

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, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1998 real property taxes, which are a lien but not yet due and payable, which have been prorated between the parties, and which will be paid in full by the Escrow Closing Attorney at closing.

2. Any and all matters as they may appear of record in Book 1424, page 121, said Register's Office.

3. Easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4468, page 354, said Register's Office.

And I, the GRANTORS, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"

Claude B. Garrison
CLAUDE B. GARRISON, a single man

"GRANTEES"

Gary S Bradshaw
GARY S. BRADSHAW

Patricia C Bradshaw
PATRICIA C. BRADSHAW

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDE B. GARRISON, a single man and GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of November, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $121,500.00.

Gary S Bradshaw
Affiant

Sworn to and subscribed before me, this the 10th day of November, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

051 1550
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 8:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5947 11/12 0101 03CHECK 460.50

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

RECEIVED OF _____

FOR _____

BOOK 11201 PAGE 313

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	
				121500.00
			CON TX	449.55
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	460.55
			CHECK	460.55
		11/12/98	01	08:32 0001 5947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111550
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 8:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371057