| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>Third Floor<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is $161,900.00<br>Michael D. O'Bannon<br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 4th day of November, 1998.<br>Notary Public<br><br>My Commission Expires: 3-6-99 |

**Address New Owners As Follows:**
Michael D. O'Bannon and
Debra Y. O'Bannon
935 Neuhoff Lane
Nashville, TN 37205

**Send Tax Bills To:**
New Owners

**Map-Parcel Number:**
129-11-27

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged hereinafter **THOMAS M. ALLEN AND WIFE, MARGARET K. ALLEN** called the Grantors, have bargained and sold, and by these presents do transfer and convey unto, **MICHAEL D. O'BANNON AND WIFE, DEBRA Y. O'BANNON** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

Said Lot No. 172 fronts 110 feet on the west side of Neuhoff Lane and runs back 149.76 feet on the south line and 153.15 feet on the north line, to a dead line on the rear on which it measures 88 feet.

Being the same property conveyed to Thomas M. Allen and wife, Margaret K. Allen by deed from Finley M. Johnson, unmarried, of record in Book 5309, page 270, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. Matters shown on the Plan of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

2. Restrictive covenants of record in Book 3466, page 89, as amended in Book 3577, page 511 and Book 3702, page 465, Register's Office for said County.

This is improved property known as 935 Neuhoff Lane, Nashville, Tennessee 37205.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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** our hands this 4th day of November, 1998.

Thomas M. Allen
Thomas M. Allen

Margaret K. Allen
Margaret K. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS M. ALLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 4th day of November, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET K. ALLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 4th day of November, 1998.

Notary Public

My Commission Expires: 11/27/99

05117340
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 10:33
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

0020707.01

134 11/12 0101 03CHECK 610-03

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11202 PAGE 103

| | | |
|---|---|---|
| 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 | 161900.00 |
| | | | CON TX | 599.03 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 610.03 |
| | | | CHECK | 610.03 |
| 11/12/98 | 01 | | 10:33 0001 | 6134 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111734
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 10:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371244