Realty 498

# WARRANTY DEED

BOOK 11210 PAGE 651

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,026.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Commission Expires: 1-29-2000

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. MacDonald (NAME) | SunTrust Bank, Nashville, N.A. (NAME) | 180-03-A 18.00 |
| 105 Holt Branch (ADDRESS) | 201 Fourth Avenue North (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37244 (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, Zaring Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. MacDonald and wife, Ann Michele MacDonald

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, TN, being Lot No. 18 on the Plan of Section 1B, Stone Creek Park, of record in Book 9700, page 266, amended in Book 9700, Page 389, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Gillespie Land Development, LLC of record in Book 11001, Page 10, Register's Office for Davidson County, TN.

Subject to restrictions in Book 10324, page 365; charter in Book 10324, page 358; easements in Book 6218, page 199, Book 10487, page 632, Book 10716, page 596; agreement in Book 6068, page 119; and all matters on the plans of record.

05114276
IDENTIF. ← REFERENCE

98 NOV 18 PM 2:33
WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8841 11/18 0101 03CHECK 843.60

unimproved ( )
This is improved ( X ) property, known as 105 Holt Branch, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17th day of November, 19 98

Zaring Homes, Inc.
By: Steve Williamson

ACKNOWLEDGMENT BOOK 11210 PAGE 652

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steve Williamson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Asst Secy & Operations Mgr of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of November, 1998.

Linda L. Pigg
Notary Public

My commission expires: 3/27/99

LINDA L PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11210 PAGE 653

| | | |
|---|---|---|
| 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 | |
| | | | | 225026.00 |
| | | | CON TX | 832.60 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 843.60 |
| | | | CHECK | 843.60 |
| | | 11/18/98 | 01 | 14:34 0001 8841 |

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

05144276
IDENTIF. ↑ REFERENCE

98 NOV 18 PM 2:33

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 137391C