0515158

IDENTIF. # REFERENCE

98 NOV 20 PM 12:35

REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40487
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melvin R. Gibson, Jr. 1507 Denise Court Antioch, TN 37013	SAME

TAX MAP-PARCEL NUMBERS: 148-7-68

WARRANTY DEED

BOOK 11214 PAGE 417

FOR AND IN CONSIDERATION of the sum of **$ 79,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty R. Fort, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melvin R. Gibson, Jr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 815 on the Plan of Cherokee Hills Section Eight of record in Book 3700, page 154, Register's Office for said County.

SAID Lot No. 815 fronts 78.00 feet on the northwesterly margin of Denise Court and extends back 172.0 feet on the northeasterly line and 209.6 feet on the southwesterly line to a broken line in the rear, measuring 95.7 feet thereon.

BEING the same property conveyed to Robert Edward Fort and wife, Dorothy C. Fort by deed from Gary W. Jackson and wife, Shirley K. Jackson of record in Book 4478, page 412, Register's Office for said County. Dorothy C. Fort has since died, thereby leaving Robert Edward Fort as surviving tenant by the entirety. Robert Edward Fort subsequently conveyed all of his interest in subject property to Betty R. Fort by Quitclaim Deed of record in Book 10913, page 993, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 154, said Register's Office, which Plan shows a 30 foot minimum building setback line from Denise Court and a 10 foot easement for drainage purposes along the westerly portion of the rear line of said lot and an easement for drainage purposes of undetermined width along the southwesterly line of said lot; A 5 foot easement for sewer line purposes along the northwesterly line of said lot.; Restrictive covenants of record in Book 4198, page 607, said Register's Office.

This is improved property, known as: 1507 Denise Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 1998.

Betty R. Fort

Betty R. Fort

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State of Tennessee
County of Davidson

On this 20th day of November, 1998, before me the undersigned authority, personally appeared **Betty R. Fort**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 79,500.00

Melvin R. Wilson Jr.

Affiant

Sworn and subscribed before me on the 20th day of November, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

9805 11/20 0101 03CHECK 305.15

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11214 PAGE 419

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 79500.00
				CON TX 294.15
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 305.15
				CHECK 305.15

11/20/98 01 12:37 0001 9805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0515158
IDENTIF. # REFERENCE

98 NOV 20 PM 12:35

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

No. 1374859