0515676

IDENTIF. ↑ REFERENCE

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: (gj) Title No: 40425
Dav. Co. File: Box 8

98 NOV 23 AM 11:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11216 PAGE 374

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sarah Elizabeth Nicks 992 Beech Bend Drive Nashville, Tennessee 37221	SouthTrust Mortgage Corporation 5409 Maryland Way, Suite 100 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 156-01-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 120500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Wayne Dooley, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Elizabeth Nicks, unmarried,** 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. 816 on the Plan of Section Four-First Addition Harpeth Woods of record in Plat Book 5200, page 635 Register's Office for said County.

SAID Lot No. 816 fronts 74.5 feet on the northwesterly margin of Beech Bend Drive and extends back 243.9 feet on the northeasterly line and 240.0 feet on the southwesterly line to a dead line in the rear, measuring 54.0 feet thereon.

BEING the same property conveyed to Christopher Wayne Dooley, unmarried, by deed from Jennifer K. Waugh, formerly Jennifer A. Kamprath and husband Allan D. Waugh, of record in Book 10283, page 209, Register's Office for said County.

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 5200, Page 635, said Register's Office, which Plan shows a 30 foot minimum building setback line from Beech Bend Drive and a witness line for the Harpeth River located across the rear of said lot together with a scenic river easement of undetermined width; Restrictive covenants of record in Book 6097, page 560, said Register's Office; Mortgage Loan Inspection by John Kohl & Co., P.C., dated November 5, 1998, which discloses that the deck encroaches into the scenic river easement and that the subject property is located in an area designated as "Special Flood Hazard" on the latest national flood insurance program maps available to the surveyor as of said date.

This is improved property, known as: 992 Beech Bend Drive, Nashville, Tennessee 37221

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.

Christopher Wayne Dooley

BOOK 11216 PAGE 375

State of Tennessee
County of Davidson

On this 20th day of November, 1998, before me the undersigned authority, personally appeared **Christopher Wayne Dooley**, 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.

My Commission Expires: _____

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

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: $ 120500.00

Affiant

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

My Commission Expires: _____

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

Notary Public

0337 11/23 0101 03CHECK 456.

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11216 PAGE 376

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

MAMT 120500.00
CON TX 445.85
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 456.85
CHECK 456.85

11/23/98 01 11:12 0001 0337

Join

VAMT 120500.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 120500.00
TOTAL 0.00
CHECK 0.00

11/23/98 01 11:12 0001 0338

Total $456.85

0515676
IDENTIF. # REFERENCE

98 NOV 23 AM 11:10
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1375387