0516560

Prepared by:
Centennial Title Company, BOOK 11219 PAGE 277
30 Burton Hills Blvd.,.#240
Nashville, TN 37215

IDENTIF. ↑ REFERENCE 39-B File #98-1968

98 NOV 24 PM 12:39

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard M. Duvall, and wife, Frances B. Duvall**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Lloyd Deckbar, Jr., and wife, Virginia Kelley Deckbar**, 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:**

Being the south ten feet of Lot No. 23, all of Lot No. 22 and the north ten feet of Lot No. 21 on the Plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 and parts of Lots Nos. 21 and 23 adjoin and together front 70 feet on the easterly margin of Oakland Avenue and extends back between parallel lines a distance of 170 feet to an alley in the rear.

Being the same property conveyed to Richard M. Duvall and wife, Frances B. Duvall by Quitclaim Deed from Frances B. Duvall, married of record in Book 10229, Page 606, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

**This is improved property, known as:** 2906 Oakland Avenue, Nashville, TN 37212

**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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF** this 20th day of November, 1998

Richard M. Duvall — Frances B. Duvall

**Richard M. Duvall** **Frances B. Duvall**

**State of Tennessee** )
**County of Davidson** )

On this the 20th day of November, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Richard M. Duvall and Frances B. Duvall**, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

**State of Tennessee** )
**County of Davidson** )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$210,000.00**.

Affiant

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

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

1287 11/24 0 [illegible] CHECK 788.

**NEW OWNER:**
**Richard Lloyd Deckbar, Jr.**
**2906 Oakland Avenue**
**Nashville, TN 37212**

**RESPONSIBLE FOR TAX PAYMENT:**
**GMAC Mortgage Corporation**
**1198 West Main Street**
**Hendersonville, TN 37075**

**TAX MAP-PARCEL #:**
**117-4-390**

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

RECEIVED OF _____

FOR _____

BOOK 11219 PAGE 279

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 210000.00 |
| | | | | CON TX 777.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 788.00 |
| | | | | CHECK 788.00 |
| | | | 11/24/98 01 | 12:39 0001 1287 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 24 PM 12:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0516560
IDENTIF. ↑ REFERENCE

No. 1376331