PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 40550
Dav. Co. File: Box 8

98 DEC -2 PM 2:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE
05 19683

BOOK 11231 PAGE 990

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Mary Katherine Bradley<br>114 Longwood Place<br>Nashville, TN 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 117-9-B-8**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 275,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Nixon and spouse, Anne H. Nixon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Katherine Bradley,** 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. 8 on the Plan of Longwood, of record in Book 5200, Page 86, Register's Office for said County, as revised as to floor areas and lot coverages in Book 5419, Page 183, said Register's Office.

SAID Lot No. 8 fronts 60.00 feet on the easterly margin of the service drive and extends back between parallel lines 70.00 feet to a line in the rear measuring 60.00 feet thereon.

BEING the same property conveyed to Robert A. Nixon and spouse, Anne H. Nixon by deed from Leo D. Wege and spouse, Mary W. Wege of record in Book 11191, Page 516, Register's Office for Davidson County, Tennessee.

**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 86, as revised in Book 5419, Page 183, said Register's Office, which plan shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description thereof.; The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, Page 353, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as:** 114 Longwood Place, Nashville, TN 37215

**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 1st day of December, 1998.

Robert A Nixon
**Robert A. Nixon**

Anne H Nixon
**Anne H. Nixon**

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

On this 1st day of December, 1998, before me the undersigned authority, personally appeared **Robert A. Nixon** and **Anne H. Nixon**, 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: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

4577 12/02 0101 03CHECK 1028.50

**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: $ 275000.00

Mary Katherine Bradley
Affiant

Sworn and subscribed before me on the 1st day of December, 1998.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 11231 PAGE 992

| | | |
|---|---|---|
| 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 275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1028.50
CHECK 1028.50

12/02/98 01 14:56 0001 4577

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

0519683
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 2:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1379600