0521405

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

BOOK 11239 PAGE 422

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

98 DEC -7 AM 11:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 39893
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth A. Lawson Kristine Lawson 591 Moss Landing Drive Antioch, TN 37013	SAME

TAX MAP-PARCEL NUMBERS: 150-02-22

WARRANTY DEED

6408 12/07 0101 03CHECK 393.95

FOR AND IN CONSIDERATION of the sum of **$ 103,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Crosser Billingsby, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth A. Lawson and spouse, Kristine Lawson,** 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. 20 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, page 84, Register's Office for said County.

SAID Lot No. 20 fronts 90.00 feet on the broken westerly margin of Moss Landing Drive and extends back 136.21 feet on the southerly line and 131.47 feet on the northerly line to a dead line in the rear, measuring 76.47 feet thereon.

BEING the same property conveyed to Scott Crosser Billingsby, unmarried by deed from Sharon S. Langford, unmarried, of record in Book 10086, page 439, 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 4675, Page 84, said Register's Office, which Plan shows a 30 foot minimum building setback line from Moss Landing Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 15 foot easement for public utility and drainage purposes along the northerly side line of said lot; Restrictive covenants of record in Book 4797, page 410, said Register's Office.

This is improved property, known as: 591 Moss Landing Drive, 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 30th day of November, 1998.

Scott Crosser Billingsby

Scott Crosser Billingsby

State of Tennessee
County of Davidson

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On this 30th day of November, 1998, before me the undersigned authority, personally appeared **Scott Crosser Billingsby**, 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: $ 103,500.00

Kristine Lawson
Affiant

Sworn and subscribed before me on the 30th day of November, 1998.

My Commission Expires: _____

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

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			WDEED	
				103500.00
			CANCEL	
12/07/98	01	11:13 0001	6407	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0521405
IDENTIF. ↑ REFERENCE

98 DEC -7 AM 11:12

JILL GAINES IT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	103500.00
CON TX	382.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	393.95
CHECK	393.95

12/07/98 01 11:14 0001 6408

No 38144