@1636

BOOK 11278 PAGE 493

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

NEW OWNER
Send Tax Bills to :
Lolita D. Nelson
1508 Heritage View Drive
Madison, TN 37115
(address)

Map:42
Group: 12
Parcel: 89

# WARRANTY DEED

***FOR AND IN CONSIDERATION*** of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Phillip M. Cowart, have bargained and sold and by these presents do hereby transfer and convey unto, Lolita D. Nelson her heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:**

**Being Lot No. 3 of Heritage View Section 1 of record Bk 6900, Page 772, Register's Office for said to which reference is made for a more complete description.**

**This being the same property conveyed to Phillip M. Cowart from Lenee Rayburn, Executive of the Estate of Deborah Jean Wilyard herein by deed dated 06/15/98 and recorded 06/17/98 in Deed Book 10980 at Page 339.**

***TO HAVE AND TO HOLD*** the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Lolita D. Nelson her heirs and assigns, in fee simple forever.

***AND I DO COVENANT*** with the said Lolita D. Nelson that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

***AND I DO FURTHER COVENANT*** and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Lolita D. Nelson her heirs and assigns against the lawful claims of all persons whomsoever.

***WITNESS MY HAND this 17 day of December, 1998.***

Phillip M. Cowart

***Phillip M. Cowart***

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, a Notary Public of the State and County aforesaid, personally appeared Phillip M. Cowart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 17th day of December, 1998.

Notary Public
My Commission Expires: 1-10-99

99 JAN -4 AM 8:34
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
0053187

1/04 0101 03CHECK 355.10
760.00

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Phillip M. Cowart, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand in Nashville, Tennessee this 17th day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

*January 20, 1999*

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$93,000.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 17th day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

*January 20, 1999*

# OFFICIAL RECEIPT

**BILL GARRETT**
**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 | CFEE | COMPUTER FEE | PRFEE | PROBATE FEE |

| | |
|---|---|
| CAMT | 93000.00 |
| CON TX | 344.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 355.10 |
| CHECK | 355.10 |

01/04/99 01 08:32 0001 7601

053 877
IDENTIF. ← REFERENCE

99 JAN -4 AM 8:34

DAVIDSON CO. TN.
REGISTER

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

**No.** 1404901