0532960

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

99 JAN -5 PM 12:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40603
Dav. Co. File: Box 8

BOOK 11282 PAGE 798

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Amy L. Jones Chris Wolff 4200 Westlawn Drive Nashville, TN 37209	CTX Mortgage Company 2728 N Harwood Drive Dallas, TX 75201

TAX MAP-PARCEL NUMBERS: 103-08-123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 100,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louise A. Wiseman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy L. Jones and Chris Wolff as joint tennants with right of survivorship** 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. 25 on the Plan of C.H. Tritchler's Subdivision of Lots 347, 348 and a part of 349 on the Plan of West Lawn Subdivision of record in Plat Book 843, page 51, Register's Office for said County.

SAID Lot No. 25 fronts 75 feet on the northerly margin of West Lawn Drive and extends back 289.6 feet on the westerly line and 272.6 feet on the easterly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Albert H. Wiseman and wife, Louise A. Wiseman by deed from Georgia Epperson, a widow, of record in Book 4245, page 444, Register's Office for said County. The said Albert H. Wiseman has since died.

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; All matters shown on the Plan of record in Plat Book 843, Page 51, said Register's Office; Easement for Sanitary Sewer granted to the City of Nashville by instrument of record in Book 1730, page 34, said Register's Office.

This is improved property, known as: 4200 Westlawn Drive, Nashville, TN 37209

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 23rd day of December, 1998.

Louise A. Wiseman

Louise A. Wiseman

State of Tennessee
County of Davidson

On this 23rd day of December, 1998, before me the undersigned authority, personally appeared **Louise A. Wiseman**, 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: _____

CHRISTY BILLINGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/19/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 100,000.00

Affiant

Sworn and subscribed before me on the 23rd day of December, 1998.

My Commission Expires: _____

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

Notary Public

8735 01/05 0101 03CHECK 381.00

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11282 PAGE 800

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

CASH

100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 381.00
CHECK 381.00

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408126