MaD

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford County, LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
James Chavis
609 Cavendish Ct.
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

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MAP **149-1**
CTRL MAP
GROUP **B**
PARCEL **34.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Norman W. Nash and wife, Edythe S. Nash** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **James Chavis and wife, Sarah Chavis**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being **Lot No. 303, Piccadilly Square, Section 3**, of record in Plat Book 6250, pages 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> BEING the same property conveyed to Norman W. Nash and wife, Edythe S. Nash by deed from Chapel Development Company, a Division of Sterling Interests, Inc., of record in Book 7403, page 791, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as **609 Cavendish Ct., Antioch, Tennessee 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 GRANTEES, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0537355
IDENTIF. ↑ REFERENCE

99 JAN 15 AM 10:35

REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

WITNESS our hands this the 7th day of January, 1999.

X _____
Norman W. Nash

X _____
Edythe S. Nash

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, **Norman W. Nash and wife, Edythe S. Nash**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of January, 1999.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 10/21/2000

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $140,750.00.

X _____
AFFIANT

Subscribed and sworn to before me on this 7th day of January, 1999.

_____
Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 10/21/2000

3279 01/15 0101 03CHECK 531.78

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
140750.00
CON TX 520.78
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 531.78
CHECK 531.78

01/15/99 01 10:33 0001 3379

0537355
IDENTIF. ↑ REFERENCE

99 JAN 15 AM 10:35

DAVIDSON COUNTY TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412817