0537933

IDENTIF. & REFERENCE

99 JAN 19 PM 12:32

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11301 PAGE 499

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

W & I Ref: (gj) Title No: 40613
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John F. Paar Jack P. Herd 101 Glendower Court Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 131-08-E-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 238000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David R. Watts and spouse, Vicki Lynn Watts,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John F. Paar and Jack P. Herd, as joint tenants, 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. 2 on the plan of Glendower of record in Book 6250, page 927, Register's Office for said County.

SAID Lot No. 2 fronts 73.50 feet on the northerly margin of Glendower Court and extends back 83.32 feet on the westerly line and 80.92 feet on the easterly line to a dead line in the rear, measuring 73.54 feet thereon.

BEING the same property conveyed to David R. Watts by deed from Shearon, Inc., of record in Book 7256, page 354, 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: The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 927, said Register's Office, which Plan shows a 15 foot minimum building setback line from Glendower Court, together with a designated building site and a 2.5 X 25 foot utility anchor easement located on the southwesterly front corner of said lot and a storm and sewer easement along the easterly side line of said lot; Declaration of Covenants, Conditions and Restrictions of record in Book 6661, page 663, Book 6865, page 736, Book 8205, page 214, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Deed of conveyance to the Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services for sanitary sewer of record in Book 7154, page 360, said Register's Office.

This is improved property, known as: 101 Glendower Court, Nashville, Tennessee 37204

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 15th day of January, 1999.

David R. Watts

Vicki Lynn Watts

State of Tennessee
County of Davidson

On this 15th day of January, 1999, before me the undersigned authority, personally appeared **David R. Watts** and **Vicki Lynn Watts**, 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: $ 238000.00

Affiant

Sworn and subscribed before me on the 15th day of January, 1999.

My Commission Expires: _____

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

Notary Public

4009 01/19 0101 03CHECK 68.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11301 PAGE 501

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

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IDENTIFICATION REFERENCE

99 JAN 19 PM 12:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

CAMT	238000.00
CON TX	880.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	891.60
CHECK	891.60

01/19/99 01 12:31 0001 4009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413438