0539407

IDENTIF. & REFERENCE

99 JAN 21 PM 2:21

TILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

BOOK 11306 PAGE 455

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: (sk) Title No: 40635
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Timothy Sawyers
Tracey Wilson-Sawyers
1209 2nd Avenue South
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:

SAME

TAX MAP-PARCEL NUMBERS: 105-3-251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 50,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garry N. Bissinger and spouse, Dinah R. Bissinger,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Sawyers and spouse, Tracey Wilson-Sawyers,** 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 part of Lot No. 22 in John Nelson's addition to Nashville, of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Second Avenue, South, formerly Market Street, about 142 feet on the south margin of Chestnut Street, thence southerly with the westerly margin of Second Avenue South, 50 feet to the east corner of James W. Ford's part of said Lot; thence, westerly with Ford's north line 130 feet, more or less, to the easterly margin of an alley; thence northerly with the easterly margin of an alley; thence northerly with the easterly margin of an alley, 50 feet; thence easterly and parallel with Ford's north line 130 feet, more or less, to the beginning.

BEING the same property conveyed to Garry N. Bissinger and wife, Dinah R. Bissinger by deed from Franklin Wilson, the only living heir of Gladys Wilson and administrator of the Estate of Gladys Wilson of record in Book 10712, Page 111, 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: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2, Page 182, said Register's Office.

This is improved property, known as: 1209 2nd Avenue South, Nashville, TN 37210

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 20th day of January, 1999.

Garry N. Bissinger **Dinah R. Bissinger**

State of Tennessee
County of Davidson

On this 20th day of January, 1999, before me the undersigned authority, personally appeared **Garry N. Bissinger** and **Dinah R. Bissinger**, 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: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 50,000.00

Affiant

Sworn and subscribed before me on the 20th day of January, 1999.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

5589 01/21 0101 03CHECK 195.00

Widoc: Deed Wty—12/92

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

01/21/99 01 14:19 0001 5588

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IDENTIFICATION REFERENCE

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ALL COUNTY REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415012