10-C

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

X Beverly Gayle Arthur
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JANUARY, 1999.

Notary Public

MY COMMISSION EXPIRES: [redacted]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY R. RANDOLPH, ET UX	**SAME**	**105-16-91**
(NAME) **182 OCALA DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211, TN**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BILLY R. RANDOLPH AND BEVERLY GAYLE ARTHUR, INDIVIDUALLY AND BEVERLY GAYLE ARTHUR, AS EXECUTRIX OF THE ESTATE OF HILLARD THOMAS ARTHUR, JR.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLY R. RANDOLPH AND WIFE, BARBARA A. RANDOLPH ,** 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:

SEE ATTACHED EXHIBIT A FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY

05398819
IDENTIF. & REFERENCE
99 JAN 22 AM 10:52
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved(X) property, known as **2004/2006/2008** (House Number) **GLADSTONE AVENUE,** (Street) **NASHVILLE, TN** (P.O. Address) **37211** (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 21ST day of January, 1999.

Beverly Gayle Arthur
BEVERLY GAYLE ARTHUR

Bill R Randolph
BILLY R. RANDOLPH

Beverly Gayle Arthur, Executrix of the Estate of Hillard Thomas Arthur, Jr.
BEVERLY GAYLE ARTHUR, EXECUTRIX OF THE ESTATE OF HILLARD THOMAS ARTHUR, JR.

Barbara A Randolph
BARBARA A. RANDOLPH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Deborah J. Cohen D.J.C.

Personally appeared before me, ~~DEE A. COHEN~~, a Notary Public in and for said County and State, the within named **Billy R. Randolph and Barbara A. Randolph, ~~Beverly Gayle Arthur, and Beverly Gayle Arthur, Executrix of the Estate of Hillard Thomas Arthur, Jr.~~** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

D.J.C.

Witness my hand and official seal at **NASHVILLE**, Tennessee this **21st day of January, 1999**

Commission expires: **November 27, 1999**

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

~~DEE A. COHEN~~ Deborah J. Cohen D.J.C.
Notary Public
Deborah J. Cohen

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Gayle Arthur, both individually and as Executrix of the Estate of Hillard Thomas Arthur, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of January, 1999.

WILLIAM T. PERRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

William T. Perry
Notary Public

Commission expires: 5-28-2000

EXHIBIT A

TRACT I: Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Corinne Place, of record in Plat Book 332, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Corinne Place, of record in Plat Book 332, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT III: Land in Davidson County, Tennessee, being Lot No. 89, on the Plan of Corinne Place, of record in Plat Book 332, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Billy R. Randolph and Thomas H. Arthur, Jr., as tenants in common, by quitclaim deed from DanRay Electrical Co., Inc., of record in Book 10039, page 674, said Register's Office. The said Thomas H. Arthur, Jr. having since died. The Last Will and Testament of Hillard Thomas Arthur, Jr. devised his interest in the subject property to Beverly Gayle Arthur. By Agreed Order in the Probate Court for Davidson County, Tennessee, (see Docket No. 97P-1453) of record in Book 11298, page 148, Register's Office for Davidson County, Tennessee, Beverly Gayle Arthur was divested of all right, title and interest she may have in said property and Beverly Gayle Arthur, Executrix of the Estate of Hillard Thomas Arthur, Jr. is vested with said interest. The said Hillard Thomas Arthur, Jr. and Thomas H. Arthur, Jr., being one and the same person.

Barbara A. Randolph joins in this conveyance to convey any right, title or interest she may have in said property by virtue of her marriage to Billy R. Randolph.

6025 01/22 0101 0
CHECK 2972.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11307 PAGE 736

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

CANT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	292.50
CHECK	292.50

01/22/99 01 10:50 0001 6026

05398819

IDENTIF. & REFERENCE

99 JAN 22 AM 10:52

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415447