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0540554

IDENTIF. ↑ REFERENCE

99 JAN 25 PM 1:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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: 40633
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert J. Pallow Cheryl R. Herman 504 Tuckaway Court Nashville, Tennessee 37205	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 129-01-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 364500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew C. Rollings, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Pallow and spouse, Cheryl R. Herman,** 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. 959, on the Plan of West Meade Farms, Inc., Section XV of record in Plat Book 2663, pages 54 & 55, Register's Office for said County.

SAID Lot No. 959 fronts 159.7 feet on the broken northeasterly margin of Tuckaway Court and extends back 225.0 feet on the westerly line and 208.8 feet on the southeasterly line to a dead line in the rear, measuring 267.9 feet thereon.

BEING the same property conveyed to Matthew C. Rollings by deed from Worth P. Squire of record in Book 9114, page 890, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Pages 54 & 55, said Register's Office, which Plan shows a 75 foot minimum building setback line from Tuckaway Court and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 X 20 foot utility anchor easement located on the southeasterly front and southwesterly front corners of said lot.

This is improved property, known as: 504 Tuckaway Court, Nashville, Tennessee 37205

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 22nd day of January, 1999.

Matthew C. Rollings

State of Tennessee
County of Davidson

On this 22nd day of January, 1999, before me the undersigned authority, personally appeared **Matthew C. Rollings**, 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

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: $ 364500.00

Affiant

Sworn and subscribed before me on the 22nd day of January, 1999.

My Commission Expires: _____

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

Notary Public

6820 01/25 0101 03CHECK 1359.65

Wldoc: 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	364500.00
CON TX	1348.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1359.65
CHECK	1359.65

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IDENTIF. & REFERENCE

99 JAN 25 PM 1:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416235