B4 2

BOOK 11311 PAGE 893

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 4/12/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl L. Duke	SouthTrust Mortgage Corporation	172-12/0-B/336.0000
(NAME)	(NAME)	
409 Cody Hill Cove	100 Brookwood Place	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Herman Lonzell Holland, Jr. and wife, Mattie B. Holland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl L. Duke, unmarried

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, TN, being Lot No. 229 on the Plan of Bradford Hills, Section Fourteen, of record in Book 7900, page 6 and amended in Book 7900, page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herman Lonzell Holland, Jr. and wife, Mattie B. Holland by deed from Yazdian Construction, Inc. of record in Book 9661, page 177, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 6 and as amended in Book 7900, page 739; restrictions of record in Book 8069, page 170 and Book 9384, page 290; by-laws of record in Book 8071, page 531; charter of record in Book 8071, page 520; open space conveyance of record in Book 8154, page 304 and deeds of conveyance in Book 8377, page 769 and Book 8377, page 808; all of record in the Register's Office for Davidson County, Tennessee.

0541001

IDENTIF. ↑ REFERENCE

99 JAN 26 PM 1:27

HALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved property known as 409 Cody Hill Cove, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (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 and 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 22nd day of January 19 99

Herman Lonzell Holland, Jr.

Mattie B. Holland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman Lonzell Holland, Jr. and wife, Mattie B. Holland

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. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of January, 19 99.

Commission expires 3-27-99

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires
March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Herman Lonzell Holland, Jr. and wife, Mattie B. Holland

TO

Cheryl L. Duke

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

7290 01/26 0101 03CHECK

584-13

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11311 PAGE 895

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
154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.13
CHECK 584.13
01/26/99 01 13:25 0001 7290

99 JAN 26 PM 1:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0541001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416694