Return to:
Box 161
T-7253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Subscribed and sworn to before me, this 27th day of January, 1999.

NOTARY PUBLIC AT LARGE

My Commission Expires:

My Commission Expires November 24, 2001

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY FIRST TITLE CORPORATION 1161 MURFREESBORO ROAD SUITE 324 NASHVILLE, TN 37217	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: STAR DANMOLE, UNMARRIED	NAME: SAME
STREET ADDRESS: 4913 VISTAVIEW DRIVE	STREET ADDRESS:
CITY: NASHVILLE STATE: TN	CITY: STATE:
ZIP CODE: 37218 MAP & PARCEL NO. 59-5-14	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHARLES EDWARD WARD, MARRIED,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO STAR DANMOLE, UNMARRIED,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Buena Vista Estates, Section 2, as of record in Book 3842, page 257, Register's Office for said County.

Said Lot No. 115 fronts 80 feet on the westerly side of Vistaview Drive and runs back between lines, 170 feet on the northerly side and 170 feet on the southerly side to a line in the rear measuring, 80 feet thereon.

Being the same property conveyed unto Charles Edward Ward by Quitclaim Deed from Donna C. Ward, dated June 13, 1997, recorded June 17, 1997, in Book 10495, Page 594, of the Register's Office for Davidson County, Tennessee. See also Book 10495, Page 597, Book 4540, Page 407, and Book 7746, Page 579, of the same Office.

THIS PROPERTY WAS NEVER USED OR OCCUPIED AS THE PRINCIPAL RESIDENCE OF THE GRANTOR, GRANTOR'S SPOUSE OR ANY DEPENDANT CHILDREN OF GRANTOR.

THIS IS IMPROVED PROPERTY KNOWN AS: 4913 VISTAVIEW DRIVE, NASHVILLE, TENNESSEE 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HANDS THIS 27TH DAY OF JANUARY, 1999.

BOOK 11317 PAGE 266

CHARLES EDWARD WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 1999, before me personally appeared CHARLES EDWARD WARD, MARRIED to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:
November 24, 2001

Notary Public

WARRANTY DEED

05424.99

IDENTIF. & REFERENCE

99 JAN 29 PM 12:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

E903 01/29 0101 03CHECK 325.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11317 PAGE 267

0542499

IDENTIF. A REFERENCE

99 JAN 29 PM 12:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

01/29/99 01 12:45 0001 8903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418285