# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Arnita P. Fickert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF January, 19 99

Notary Public

MY COMMISSION EXPIRES 03126.
(AFFIX SEAL)

mail -

**THIS INSTRUMENT WAS PREPARED BY**
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Claude L. Fickert | AmSouth Bank | 61-11-295 |
| (NAME) | (NAME) | |
| 1122 McAlpine Ave | 205 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37216 | Birmingham, AL 35244 | |
| (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, John C. Woods and wife, Tina M. Woods

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude L. Fickert and wife, Arnita P. Fickert

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, Tennessee, being the westerly 55 feet of the northerly 200 feet of Lot No. 4, on the map of Kennedy & Graves Plan of Monte Vista, as of record in Book 421, Page 143, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 55 feet on the southerly side of McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines 200 feet, as measured from the center of said avenue, to a dead line in the rear, on which it measures 55 feet.

Being the same property conveyed to John C. Woods and wife, Tina M. Woods by deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Book 8631, page 911, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1122 McAlpine Ave, Nashville, Tennessee 37216
(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 29th day of January, 19 99

John C. Woods

John C. Woods

Tina M. Woods

Tina M. Woods

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 John C. Woods and wife, Tina M. Woods

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 Madison, Tennessee, this 29th day of January 19 99

Commission expires 10 31 2000

Notary Public

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

054940
IDENTIF. ↑ REFERENCE

99 FEB -4 AM 8:36

DAVIDSON CO. REGISTER
NASHVILLE, TN.

1491 02/04 0101 03CHECK 236.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11326 PAGE 224

| | | | | | |
|---|---|---|---|---|---|
| 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 | 61000.00 |
| CON TX | 225.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 236.70 |
| CHECK | 236.70 |

02-04/99 01 08:35 0001 1491

0544940
IDENTIF. ↑ REFERENCE
99FEB-4 AM 8:36
REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1420823