0545059 Record 2 5C

WARRANTY DEED

IDENT. & REFERENCE

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

99 FEB -4 AM 9:43

REGISTER
DAVIDSON COUNTY, TN.

THIS INDENTURE, made and entered into as of the **20th** day of **January, 1999** by and between

CLARENCE SUMMEY, UNMARRIED ,

BOOK 11326 PAGE 670

hereinafter referred to as Grantor, and

MARION C. MAYFIELD, A MARRIED MAN ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 1 ON THE PLAN OF C.E. RAYMOND'S SUBDIVISION OF LOT NO 22 IN OWEN'S BUENA VISTA ADDITION OF RECORD IN BOOK 57 PAGE 63 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED UNTO CLARENCY SUMMEY, UNMARRIED, BY QUITCLAIM DEED FROM HENLEY BLACK, III AND WIFE, CORINE BLACK, RECORDED SIMULTANEOUSLY HEREWITH IN *BOOK* 11326, *PAGE* 663, *REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.*

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments *thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.*

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

CLARENCE SUMMEY

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CLARENCE SUMMEY, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **January, 1999.**

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires JAN. 29, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$48,750.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

Affiant

Subscribed and sworn to before me this **20th** day of **January, 1999.**

Notary Public

Commission Expiration:

RETURN TO:

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

MARION C. MAYFIELD

9831 CONCORD ROAD
BRENTWOOD, TN 37027

PROPERTY ADDRESS

2103 11TH AVE. NORTH
NASHVILLE,TN 37206

MAP PARCEL NUMBER
81-3-230 & 81-07-0-629

02/04 0101 02[illegible]CHECK 191.28

WD-MULTI.DOC
File No. 98-1474

NASHVILLE ESCROW CO.
Title Co. T.G No

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11326 PAGE 672

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	48750.00
CON TX	180.38
FRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	191.38
CHECK	191.38

02/04/99 01 09:41 0001 1625

0545059

IDENTIF. A REFERENCE

99FEB -4 AM 9:43

PAUL LANNOM REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420956