0545941

IDENTIF. ↑ REFERENCE

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: (sk) Title No: 40549
Dav. Co. File: Box 8

99 FEB -5 PM 1:11

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11330 PAGE 150

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gill C. Duff Martha B. Duff 3498 Hampton Avenue Nashville, TN 37215	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 117-05-087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George V. Crawford, Jr., Trustee, with full power to mortgage, sale, convey or otherwise encumber without the joinder of any beneficiary,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gill C. Duff and spouse, Martha B. Duff,** 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 the Seventh, formerly Eleventh Civil District of Davidson County, Tennessee, being Lot No. 1 on the unrecorded plan showing subdivision of the south part of a 6.28 acre tract on the north side of Hampton Avenue, described according to a survey made by W.B. Southgate, Surveyor, June 23, 1941, as follows:

BEGINNING on the northerly margin of Hampton Avenue on the easterly line of the property conveyed to William F. Lampe by deed from Ira F. Parker and wife, of record in Book 639, page 268, Register's Office for said County; thence with said line northwardly 253.8 feet; thence north 85 deg. east 100 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots, south 5 1/2 deg. East 262 feet to the northerly margin of Hampton Avenue; thence with said Avenue, westwardly 116. feet to the beginning.

BEING the same property conveyed to George V. Crawford, Jr., Trustee, with full power from Ann Brothers Bourlakas by quitclaim deed of even date and being filed for record simulaneously herewith.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; A 20 foot permanent and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4083, page 987, said Register's Office.

This is improved property, known as: 3498 Hampton Avenue, Nashville, TN 37215

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 on January 29, 1999.

George V. Crawford, Jr., Trustee, with full power to mortgage, sale, convey or otherwise encumber without the joinder of any beneficiary

State of Tennessee
County of Davidson

On January 29, 1999, before me the undersigned authority, personally appeared George V. Crawford, Jr., Trustee, with full power to mortgage, sale, convey or otherwise encumber without the joinder of any beneficiary, 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.

CATHERINE M. [illegible]

Notary Public

My Commission Expires: [illegible]

State of Tennessee My Com[illegible]
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 550,000.00

Affiant

Sworn and subscribed before me on January 29, 1999.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

99 02/03 0161 CHECK 2046.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 152

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

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99FEB-5 PM 1:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PAMT
550000.00
DON TX 2035.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2046.00
CHECK 2046.00

02-05-99 01 13:10 0001 2540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421858