Realty 48A

# WARRANTY DEED

BOOK 11330 PAGE 706

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES May 16, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Daron A. Estes | Chase Manhattan Mortgage | 172-12-0-A |
| (NAME) | (NAME) | |
| 1464 Woodfield Drive | 343 Thornall Street | 119.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Edison, NJ 08837 | |
| (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, Allan Gregg Davy and wife, Sheila R. Davy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daron A. Estes and wife, Jennifer O. Estes

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. 358 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, Page 6 and amended in Book 7900, Pages 387 & 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allan Gregg Davy and wife, Sheila R. Davy by deed from Yazdian Construction, Inc. of record in Book 8856, Page 652, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170 and Book 8634, Page 799, Book 8497, Page 458; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304 and Book 9779, Page 672; Deeds of Conveyance in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

99 FEB -5 PM 2:22
PAUL E. GARRETT REGISTER
DAVIDSON COUNTY, TN.

054607

IDENTIF. & REFERENCE

This is improved ( X ) unimproved ( ) property, known as 1464 Woodfield Drive, Nashville, TN 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 29th day of January 19 99

Allan Gregg Davy
Allan Gregg Davy

Sheila R. Davy
Sheila R. Davy

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 Allan Gregg Davy and wife, Sheila R. Davy

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 29th day of January, 19 99.

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, and that _____ as such _____ the within named bargainor, and corporation, and that _____ 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

2678 02/05 0101 02CHECK

599-30

# 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 |

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0546077

IDENTIF. & REFERENCE

99FEB-5 PM 2:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | | | |
|---|---|---|---|
| | | CAMT | |
| | | | 159000.00 |
| | | CON TX | 588.30 |
| | | PRFEE | 1.00 |
| | | WDEED | 8.00 |
| | | CFEE | 2.00 |
| | | TOTAL | 599.30 |
| | | CHECK | 599.30 |
| 02/05/99 | 01 | 14:21 | 0001 2678 |

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

**No.** 1421995