Bk 48-B

BOOK 11330 PAGE 573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [redacted]

Affiant

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

Notary Public

MY COMMISSION EXPIRES September 29, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ. BPR#010995, 668 NASHVILLE PIKE, SECOND FLOOR, GALLATIN, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
KAREN SCOTT NEAL	NEWSOUTH FEDERAL SAVINGS BANK	MAP 117 12
(NAME)	(NAME)	
1416 GRAYBAR LANE	1900 CRESTWOOD BOULEVARD	PARCEL 152
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	BIRMINGHAM, AL 35210 2034	
(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, RICHARD H. BOWERS AND WIFE, DEBORAH T. BOWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN SCOTT NEAL, AN UNMARRIED WOMAN

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 Lot No. 7 on the Plat of The Noel Property on Graybar Lane, formerly Watkins Avenue, not of record, described according to a survey made by W.B. Southgate, Surveyor, February 5, 1924, as follows:

BEGINNING on the northerly margin of Graybar Lane, formerly Watkins Avenue, at the southeast corner of the property conveyed to Morris P. Landiss and wife, by deed from William C. Sugg and wife, of record in Book 3248, Page 355, Register's Office for said County; thence with said Landiss' eastern boundary line northerly 306-1/2 feet; thence easterly 200 feet; thence southerly 305 1/2 feet to the northerly margin of Graybar Lane; thence with the same south 87 deg. West 200 feet to the beginning.

Being the same property conveyed to Richard H. Bowers and wife, Deborah T. Bowers, by deed of record in Book 10918, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1999 and subsequent years taxes, a lien, not yet due and payable.

unimproved ( )
This is improved (X) property, known as 1416 GRAYBAR LANE, NASHVILLE, TN 37215
(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

RICHARD H. BOWERS

DEBORAH T. BOWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____ day of _____

Commission expires September 23, 1998

_____
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 and _____ 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

0546187
RECEIVED FOR REFERENCE
99FEB-5 PM 3:25
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
1413.20 02/05/99 0101 02BHECK
2782

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 875

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

CAPT
379000.00
CON TX 1402.30
PRFEE 1.00
WDFEE 8.00
CFEE 2.00
TOTAL 1413.30
CHECK 1413.30
[illegible] 01 15:24 0001 2792

0546187

IDENTIFICATION REFERENCE

99FEB-5 PM 3:25

[illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422109