# WARRANTY DEED

BOOK 11331 PAGE 293

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR~~ VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF February 19 99

Notary Public

Exp. 11/27/1999

MY COMMISSION EXPIRES:

AFFIX SEAL

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank L. Selman | Fifth Third Bank of Kentucky Inc | MAP 136-7 |
| (NAME) | (NAME) | |
| 3808 Lake Aire Drive | 250 W. Main Street | PARCEL 62 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Lexington, KY 40507 | |
| (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, Judith Ann Semler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank L. Selman and wife, Judy L. Selman

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. 81 on the Plan of Priest Lake Park Subdivision, Section Two, as of record in Book 4175, page 57, Register's Office for said County, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Judith Ann Semler, a single person by deed from Charlcie Johnson Beene, of record in Book 10551, page 525, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 57, said Register's Office; and (c) restrictive covenants of record in Book 4317, page 17, said Register's Office.

2900 02/08 0101 03CHECK 454.63

unimproved ( )
This is improved ( X ) property, known as 3808 Lake Aire Drive, Nashville, TN 37217
(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 my hand this 5th day of February 19 99

X Judith Ann Semler

Judith Ann Semler by Christoper C. Johnston,
Attorney in Fact

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 Judith Ann Semler, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of February 19 99.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of February 1999, before me personally appeared Christopher C. Johnston, to me known to be the person who executed the foregoing instrument on behalf of Judith Ann Semler and who acknowledged that he executed the same as the free act and deed of the said Judith Ann Semler.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of February, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 11/27/1999



054627
IDENTIF. → REFERENCE
99 FEB -8 AM 9:05
DAVIDSON COUNTY REGISTER
MAIL ENV.

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11331 PAGE 295

| | | |
|---|---|---|
| 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 |

0546327
IDENTIF. ↑ REFERENCE

99FEB -8 AM 9:05

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 119900.00 |
| CON TX | 443.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 454.63 |
| CHECK | 454.63 |

02/08/99 01 09:04 0001 2960

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

**No.** 1422268