990802447

Box 28

BOOK 11354 PG 903

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,747.55

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF February, 19 99

NOTARY PUBLIC

My Commission expires: 4/28/2002

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| J. CRAIG MYRICK (NAME) | SAME (NAME) | 119-14-66 |
| 256 Timmons St. (ADDRESS) | (ADDRESS) | |
| Nashville, Tn 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VELVA LYNN MCANALLY TROYER AND SPOUSE, MICAH TROYER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

J. CRAIG MYRICK, A SINGLE PERSON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 25 feet of Lot No. 6 on Block "D" on the Plan of Woodbine Courts, Part Two, not of record, and described as follows:

Beginning at a point in the northerly margin of East Timmons Avenue, the common corner of Lots 4 and 5; thence with the line between said lots, northerly 156.5 feet to a point; thence easterly 100 feet to a point in the south line of Lot 24; thence southerly parallel to the line between Lots 4 and 6, 156.5 feet to the northerly margin of East Timmons Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Velva Lynn McAnally, by deed from Terri Lynn Mahacek, of record in Book 10157, page 543, Register's Office for said County. The said Velva Lynn McAnally now being Velva Lynn McAnally Troyer.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

unimproved ( )

This is improved ( X) property, known as 256 Timmons Street (House Number) (Street) Nashville, TN 37211 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 26th day of February, 19 99.

VELVA LYNN MCANALLY TROYER

MICAH TROYER

**INDIVIDUAL ACKNOWLEDGMENTS:**

BOOK 11359 PG. 901

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VELVA LYNN MCANALLY TROYER AND MICAH TROYER, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 26th day of February, 1999.

My Commission expires:
9/28/2002

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, 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 in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, 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 in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

98 MAR -1 AM 10:58
REGISTER
DAVIDSON COUNTY, TN.
RECEIVED
05542869

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

1. Metro taxes for 1999, a lien, but not yet due and payable.

2. The unrecorded plan shows a 35 foot setback line from East Timmons Avenue, a 10 foot easement along the rear of the lot for public utilities. By instrument of record in Book 1560, page 484, said Register's Office, said setback line of 35 feet was abolished, and it was agreed that the setback line would be according to the location of the existing houses.

1/45 03/01 0101 03CHECK 250.87

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11359 PG. 906

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

0554286

INSERT FOR REFERENCE

93 MAR -1 AM 10:58

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 63747.55 |
| CON TX | 235.87 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 250.87 |
| CHECK | 250.87 |

03/01/93 01 10:56 0001 1445

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

**No.** 1430637