Box 43

BOOK 11361 PG. 243

PREPARED BY:
Taylor, Pigue, Marchetti, Bennett, & McCaskill, PLLC
2908 Poston Avenue
Nashville, TN 37203

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **February, 1999** between **John Wilson, a single man** , GRANTOR, and **Helen T. Ware, an unmarried woman** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County Tennessee, being a part of the plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, pages 75, 76, and 77, as amended in Book 4675, pages 102-105, Register's Office for said County, the part hereby described being;

Unite No. N-304 on said Plan together with the Carport designated no. N-304-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three, Condominium.

Being the same property conveyed to Theresa M. Hurst by Deed from Haury and Smith Contractors, Inc. of record in Book 4788, page 212, Register's Office for Davidson County, Tennessee.

Map & Parcel 142-5-B-79C0/09D65183

Being the same property conveyed to John Wilson, a single man by deed of record in Instrument No. Book 6544, Page 815, DAVIDSON County Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John M. Wilson

John Wilson
Signature of Seller

1800 03/01 0101 03CHECK 447.60

05546632

"IDENTIFICATION REFERENCE"

99 MAR -1 PM 4:18

ELEANOR BELL REGISTER
DAVIDSON COUNTY, TN

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **John Wilson, a single man** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **February, 1999.**

Kimberly D. Bearden
Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

Name and Address of Property Owner:

Helen T. Ware
8300 Sawyer Brown Road N-304
Nashville, TN

Property Address:

8300 Sawyer Brown Road, N-304
Nashville, TN

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Person Responsible for Taxes:

same

Parcel #:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$118,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John M. Wilson
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **February, 1999.**

Kimberly D. Bearden
Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

Taylor, Pigue, Marchetti, Bennett, & McCaskill, PLLC
2908 Poston Avenue
Nashville, TN 37203

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11361 PG. 245

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

0554632

IDENTIF. & REFERENCE

99 MAR -1 PM 4:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 447.60
CHECK 447.60

03/01/99 01 16:16 0001 1800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430992