# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF February

Notary Public

MY COMMISSION EXPIRES 3/23/2002
(AFFIX SEAL)

ROBERT E. SANDERS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115
My Commission Expires MAR. 23, 2002

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Lela Nichols (NAME) | Star Bank, N.A. (NAME) | MAP 43 |
| 208 Hillcrest Drive (ADDRESS) | 4801 Frederica Street (ADDRESS) | GROUP 14 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Owensboro, KY 42302 (CITY) (STATE) (ZIP) | PARCEL 188 |

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, Wayne Stevens, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lela Nichols

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. 32B on the Plan of Yowell Place, of record in Plat Book 8250, Page 445, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Wayne Stevens, Trustee, by Warranty Deed from Anthony C. Adkison and Phillip Adkison, of record in Book 9760, Page 713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of Record in Plat Book 8250, Page 445, said Register's Office; Sewer Easement of record in Book 11069, Page 479, said Register's Office.

IDENTIFICATION REFERENCE
99MAR-5 PM 5:04
ILL CRUTCHER REGISTER
DAVIDSON COUNTY, TENN.
0557490

unimproved ( )
This is improved ( X ) property, known as 208 Hillcrest Drive, Madison, TN 37115
(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 26th day of February 19 99

Wayne Stevens, Trustee

Wayne Stevens, Trustee

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 Wayne Snellgrove, Trustee

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 26th day of February, 19 99.

Commission expires 3/23/2002

ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Robert L Sanders
Notary Public

My Commission Expires MAR. 23, 2002

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



4788 03/05 0101 03CHECK 273.7

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11371 PG. 849

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

0557490

IDENTIF. # REFERENCE

99MAR-5 PM 5:04

REGISTER
DAVIDSON COUNTY, TN

| | |
|---|---|
| CAMT | 71000.00 |
| CON TX | 262.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 273.70 |
| CHECK | 273.70 |

03/05/99 01 17:03 0001 4788

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

**No.** 1433955