BOOK 11375 PG. 778

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40697
~~Dav. Co. File: Box 8~~

99 MAR -9 AM 11:19

RECEIVED & RECORDED

586697

return to:

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-0574

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Angela M. Sandoval 314 Wauford Drive Nashville, Tennessee 37211	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 147-05-065

WARRANTY DEED

6020 03/09 0101 03CHECK 422.00

FOR AND IN CONSIDERATION of the sum of **$ 110000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Randall Speck and spouse, Kimberly Joyce Speck,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela M. Sandoval,** hereinafter called the **Grantee**, Grantee's 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. 137 on the Plan of Section One (revised) Caldwell Hall of record in Plat Book 2900, Pages 57, 58, and 59, Register's Office for said County.

SAID Lot No. 137 fronts 86.07 feet on the broken northerly margin of Wauford Drive and extends back 105 feet on the easterly line and 156.7 feet on the westerly line to a dead line in the rear, measuring 106 feet thereon.

BEING the same property conveyed to Stephen Randall Speck and wife, Kimberly Joyce Speck by deed from David W. Bible and wife, Sonia Bible of record in Book 10870, Page 977, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 2900, Pages 57, 58, and 59, said Register's Office, shows an owner's certificate, a 40 foot minimum setback line from Wauford Drive and a 10 foot easement for public utility and drainage purposes along the rear and westerly lines of said lot, and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.; Restrictions of record in Book 2929, Page 117, Book 2997, Page 93, said Register's Office.

This is improved property, known as: 314 Wauford Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 1999.

Stephen Randall Speck **Kimberly Joyce Speck**

State of Tennessee
County of Davidson

On this 25th day of February, 1999, before me the undersigned authority, personally appeared **Stephen Randall Speck** and **Kimberly Joyce Speck**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110000.00

Affiant

Sworn and subscribed before me on the 25th day of February, 1999.

My Commission Expires: 12-6-99 NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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WARRANTY DEED

FROM

Stephen Randall Speck and Kimberly Joyce Speck, husband and wife

TO

Angela M. Sandoval

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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CAMT
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 422.00
CHECK 422.00

03/09/99 01 11:10 0001 6020

0558667

IDENTIF. & REFERENCE

99MAR-9 AM11:10

REGISTER
DAVIDSON CO. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435174