0561204

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (gj) Title No: 40730
Dav. Co. File: Box 8

99 MAR 15 PM 1:01

DAVIDSON COUNTY, TN.

BOOK 11384 PG. 424

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Maggie S. Kahl<br>3503 Hilldale Drive<br>Nashville, Tennessee 37215 | First Republic Mortgage Corporation<br>3212 West End Ave., Ste 500<br>Nashville, Tennessee 37203 |

**TAX MAP-PARCEL NUMBERS: 117-05-156**

B/68 03/15 0101 03CHECK 732.50

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 195000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William D. Spencer and spouse, Gwyn T. Spencer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maggie S. Kahl,** 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 Lots Nos. 20, 21, & 22 of Block "E" on the Revised Plan of Woodmont Acres of record in Plat Book 843, page 102, Register's Office for said County.

SAID Lots Nos. 20, 21 & 22 of Block "E" adjoin and front together 75 feet on the westerly margin of Hilldale Drive and extend back between parallel lines 155 feet to a dead line.

BEING the same property conveyed to William D. Spencer and spouse, Gwyn T. Spencer by deed from Dannie S. Jarvis, a single person, of record in Book 9295, page 30, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan,of record in Plat Book 843, Page 102, said Register's Office.

**This is improved property, known as:** 3503 Hilldale Drive, Nashville, Tennessee 37215

**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 12th day of March, 1999.

William D. Spencer

Gwyn T. Spencer

**State of Tennessee**
**County of Davidson**

BOOK 11384 PG. 425

On this 12th day of March, 1999, before me the undersigned authority, personally appeared **William D. Spencer** and **Gwyn T. Spencer**, 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: $ 195000.00

Affiant

Sworn and subscribed before me on the 12th day of March, 1999.

My Commission Expires: _____

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

Notary Public

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11384 PG. 426

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

0561204

IDENTIF. & REFERENCE

99 MAR 15 PM 1:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 195000.00 |
| CON TX | 721.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 732.50 |
| CHECK | 732.50 |

03/15/99 01 13:00 0001 8688

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

**No.** 1437819