56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11386 PG. 353

THIS INDENTURE, made and entered into as of the **4th** day of **March, 1999** by and between

CHRIS THOENY, UNMARRIED ,

hereinafter referred to as Grantor, and

JAMES DEVAULT and PAM DEVAULT, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

TWO LOTS OR PARCELS OF LAND IN THE 7TH CIVIL DISTRICT, FORMERLY 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

TRACT NO. I: BEING THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THE WESTERLY PART OF LOT NO. 17 AND THAT PART OF PARK AVENUE, IMMEDIATELY WEST OF SAME ON THE MAP OF GLENDALE PARK, AS OF RECORD IN BOOK 57, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT NO. II: BEING THE NORTH 25 FEET OF THE SOUTH 100 FEET OF THE WEST OF LOT NO. 17 AND THAT PART OF PARK AVENUE LYING IMMEDIATELY WEST FOR SAME, ON THE MAP OF GLENDALE PARK, AS OF RECORD IN BOOK 57 PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE FULLY DESCRIBED IN DEED OF RECORD IN BOOK 4894 PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO CHRIS THOENY BY QUITCLAIM DEED FROM IMC MORTGAGE COMPANY, A FLORIDA CORPORATION OF RECORD IN BOOK 11077 PAGE 915 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

CHRIS THOENY

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHRIS THOENY, UNMARRIED** , 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 **4th** day of **March, 1999**.

Commission Expiration: TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission **Expires 9/16/2001**

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$126,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **4th** day of **March, 1999.**

Notary Public

Commission Expiration:

KATHRYN ANN CADA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

05618830
IDENTIF. & REFERENCE
99MAR16 AM11:00
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

03/16/1999 03:11:00 PM CHECK 477.20

RETURN TO:

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

JAMES DEVAULT
PAM DEVAULT
4332 GENERAL BATES DRIVE
NASHVILLE, TN 37204

PROPERTY ADDRESS:

4332 GENERAL BATES DRIVE
NASHVILLE, TN 37204

MAP PARCEL NUMBER
132-5-136

WD-MULTI.DOC
File No. 99-209

NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11386 PG. 355

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

CAHT

0561830

IDENTIF. A REFERENCE

99 MAR 16 AM 11:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 477.20
CHECK 477.20

03/16/99 01 11:00 0001 9362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438489