PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 160167
Nashville, Tennessee 37216-0167
Ph. (616) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40665
Dav. Co. File: Box 8

99 MAR 18 PM 12:33
REGISTER
DAVIDSON COUNTY, TN.

JUVENILE + REFERENCE

U562825

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin P. McDermott Deborah A. McDermott 438 Royal Oaks Drive Nashville, TN 37205	SAME BOOK 11390 PG. 199

TAX MAP-PARCEL NUMBERS: 116-16-046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 340,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lamiza C. Davis, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin P. McDermott and spouse, Deborah A. McDermott,** 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. 4 on the Map of a Re-Subdivision of Royal Oaks, Section "B" of record in Book 1424, page 89, Register's Office for said County.

SAID Lot No. 4 fronts 180 feet on the easterly side of Royal Oaks Drive and runs back 224.7 feet on the northerly line and 223.8 feet on the southerly line to a dead line measuring 180 feet thereon.

BEING the same property conveyed to James Carmon Davis, Sr. and wife, Lamiza C. Davis by deed from Louise B. Turner, unmarried of record in Book 4558, page 777, Register's Office for said County. By Quitclaim Deed of record in Book 10166, page 871, said Register's Office, the said James Carmon Davis, Sr. conveyed his interest in subject property to Lamiza C. Davis.

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; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 89, said Register's Office, which Plan shows a 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 166, said Register's Office.

This is improved property, known as: 436 Royal Oaks Drive, Nashville, TN 37205

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 16th day of March, 1999.

BOOK 11390 PG. 200

Lamiza C. Davis

State of Tennessee
County of Davidson

On this 16th day of March, 1999, before me the undersigned authority, personally appeared **Lamiza C. Davis**, 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: _____

CHRISTY WILKINS IVEY 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: $ 340,000.00

Affiant

Sworn and subscribed before me on the 16th day of March, 1999.

Notary Public

My Commission Expires: _____

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

0406 03/18 0101 03CHECK 1269.00

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11390 PG. 201

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

0562825

IDENTIF. ↑ REFERENCE

99 MAR 18 PM 12:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	340000.00
CON TX	1258.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1269.00
CHECK	1269.00

03/18/99 01 12:32 0001 0406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439518