0563345

IDENTIF. & REFERENCE

64

# WARRANTY DEED

99 MAR 19 AM 11:05

REGISTER

BOOK 11391 PG. 960

THIS INSTRUMENT WAS PREPARED BY

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

**THIS INDENTURE**, made and entered as of the **10th** day of **March, 1999** by and between

**EXCEL REAL ESTATE & DEVELOPMENT , a STATE OF TENNESSEE** corporation,

hereinafter referred to as Grantor, and

321.43

**MAL SISNEY** ,

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:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE UNRECORDED SURVEY BY C.J. CARNEY, DATED DECEMBER 15, 1962, OF PART OF LOTS 14, 15, 16 AND 17 OF BLOCK "EE" ON THE REVISED PLAN OF FAIRVIEW SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTHERLY 72.2 FEET OF LOT NO. 14 OF SAID RECORDED PLAN.**

**SAID LOT NO. 1 FRONTS 72.2 FEET ON THE EASTERLY MARGIN OF SOUTHVIEW DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.**

**BEING ALL THE SAME PROPERTY CONVEYED TO EXCEL REAL ESTATE AND DEVELOPMENT COMPANY BY QUITCLAIM DEED FROM EVA M. LEMEH DATED JUNE 6, 1997 OF RECORD IN BOOK 11277 PAGE 965 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. A RE-RECORD IN BOOK 10542 PAGE 163. AND BEING THE SAME PROPERTY CONVEYED TO EVA M. LEMEH, TRUSTEE, BY QUITCLAIM DEED FROM HELEN F. ALEXANDER DATED JUNE 6, 1997 OF RECORD IN BOOK 11277 PAGE 965. A RE-RECORD IN BOOK 10542 PAGE 163.**
**BEING ALL THE SAME PROPERTY CONVEYED TO EXCEL REAL ESTATE AND DEVELOPMENT COMPANY BY QUITCLAIM DEED FROM EVA M. LEMEH OF RECORD IN BOOK 11277 PAGE 965 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. A RE-RECORD OF BOOK 10542 PAGE 163.**

**ALSO BEING ALL THE SAME PROPERTY CONVEYED TO EVA M. LEMEH, TRUSTEE, FROM HELEN F. ALEXANDER OF RECORD IN BOOK 11277 PAGE 965 SAID REGISTER'S OFFICE. A RE-RECORD OF BOOK 10542 PAGE 163.**

**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, his/her 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.

**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.

Excel Real Estate & Development
Dwayne L. Bell

_____

**EXCEL REAL ESTATE & DEVELOPMENT**
BY DWAYNE L. BELL, OWNER

_____ _____

BOOK 11391 PG. 961

**CORPORATE**
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **EXCEL REAL ESTATE & DEVELOPMENT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be _____ of the **EXCEL REAL ESTATE & DEVELOPMENT**, the within named bargainer, a corporation, and the he/she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as _____.

Witness my hand, at office, in **NASHVILLE**, this 10 day of March, 19 99.

_____
Notary Public

Commission Expiration: _____

. . . . . .

**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 **$83,900.00**, 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 **10th** day of **March, 1999.**

_____
Notary Public

Commission Expiration:_____

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD,<br>NASHVILLE, TN. 37215 | MAL SISNEY<br><br>3910 SOUTHVIEW DRIVE<br>NASHVILLE, TN 37218 | 3910 SOUTHVIEW DRIVE<br>NASHVILLE, TN 37218<br><br>MAP PARCEL NUMBER<br>69-4-95 |

# 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 |

99 MAR 19 AM 11:05
REGISTER
DAVIDSON CO. TN.

BOOK 11391 PG. 962

0563345
IDENTIF. A REFERENCE

CAMT 83900.00
CON TX 310.43
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 321.43
CHECK 321.43

03/19/99 01 11:04 0001 0969

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

**No.** 1440078