PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (gj) Title No: 40781 BOOK 11408 PG. 449
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Richard A. Nelson<br>Christine M. Nelson<br>13405 Old Hickory Blvd.<br>Antioch, Tennessee 37013 | SAME |

**TAX MAP-PARCEL NUMBERS: Map 182, Parcel 120**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 334500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yvonne "Kathy" Pritchett, as Executrix, empowered to sell subject property under the Will of Alma Grace Hargrove of record in Will Book 224, page 281, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and by Order of record in Minute Book 436, page 760 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Yvonne "Kathy" Pritchett was appointed Executrix of the Estate of Alma Grace Hargrove pursuant to the terms of said will. Letters Testamentary of record in Minute Book 437, page 301, Seventh Circuit Court for Davidson County, Tennessee, Probate Division,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard A. Nelson and spouse, Christine M. Nelson,** 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 the 5th Civil District of Davidson County, Tennessee, being tract No. 4 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

SAID tract is bound in the general on the North by Edwards, Harris and Old Hickory Boulevard, on the west by Burkitt's Tract No. 3, on the South by Burkitt's Tract No. 15; on the East by Burkitt's Tracts Nos. 9, 10, 11, 12, 13, and 14.

BEGINNING at a point in the south margin of Old Hickory Boulevard, said point being Edwards and Harris's southwest corner; thence with Edwards and Harris's south fence line S 85° 15' E 612 feet to an iron pin; thence with a new staked line S 6° 45' W 1130.7 feet to an iron pin; thence with a new staked line N 83° 10' W 760 feet to an iron pin; thence with a new staked line N 6° E 974 feet to an iron pin in the south margin of Old Hickory Boulevard; thence with the south margin with the two following calls: N 51° 30' E 108 feet and N 57° 30' E 110 feet to the point of beginning, containing 19.08 acres, more or less.

BEING the same property conveyed to Wayne Hargrove and wife, Alma G. Hargrove by deed from Louise Burkitt, A.J. Burkitt, L. H. Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt of record in Book 5030, Page 977, Register's Office for said county. The said Wayne Hargrove and Alma G. Hargrove have both since died with Wayne Hargrove predeceasing Alma G. Hargrove. The Last Will and Testament of Alma Grace Hargrove of record in Will Book 224, Page 281, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, directed that subject property be sold, and appointed Yolanda Grace Butler and Yvonne "Kathy" Pritchett as Co-Executors, empowered to sell and convey property. By order of record in Minute Book 436, Page 760, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Yvonne "Kathy" Pritchett was appointed

Executrix of the Estate of Alma Grace Hargrove pursuant to the terms of said will. Letters Testamentary of record in Minute Book 437, Page 301, Seventh Circuit Court for Davidson County, Tennessee, Probate Division

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**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

**This is improved property, known as:** 13405 Old Hickory Blvd., Antioch, Tennessee 37013

**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 30th day of March, 1999.

Yvonne Kathy Pritchett Exec.

**Yvonne Kathy Pritchett, Executrix**

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

On this 30th day of March, 1999, before me the undersigned authority, personally appeared **Yvonne Kathy Pritchett** 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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

99 MAR 31 AM 9:50

BILLY ROBERTS REGISTER DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

056788

**AFFIDAVIT**

**The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 334500.00**

Affiant

Sworn and subscribed before me on the 30th day of March, 1999.

My Commission Expires: _____

My Commission Expires 9/16/99

Notary Public

STATE OF TENNESSEE 03/31/99 0901 02CHECK 1248.65

*Widoc: Deed Wty—12/92*

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11408 PG 451

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

0567889

IDENTIF. & REFERENCE

99 MAR 31 AM 9:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAPIT
334500.00
CON TX 1237.65
PRFEE 1.00
UPEED 8.00
CFEE 2.00
TOTAL 1248.65
CHECK 1248.65

03/31/99 01 09:49 0001 5766

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

**No.** 1444825