0568657

REFERENCE

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Send Tax Bills to :
Dwayne A. & Jennifer C. Jeffries
1014 Elliston Drive
Old Hickory, TN 37138
(address)

99 APR -1 PM 2:02

REGISTER
TN.

Map: 44
Group: 15
Parcel: 264

BOOK 11411 PG. 864

PICK-UP

# WARRANTY DEED

***FOR AND IN CONSIDERATION*** of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Joe Vickers and wife, Mary C. Vickers, have bargained and sold and by these presents do hereby transfer and convey unto, Dwayne A. Jeffries and wife, Jennifer C. Jeffries, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

**Land in Davidson County, Tennessee, being Lot No. 72 on the Plat of Section D, Village of Old Hickory, of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Joe Vickers and wife, Mary C. Vickers by deed from Sarah Moss Sutton, a widow of record in Book 7938, page 326, Register's Office for Davidson County, Tennessee.**

***TO HAVE AND TO HOLD*** the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Dwayne A. Jeffries and wife, Jennifer C. Jeffries, their heirs and assigns, in fee simple forever.

***AND WE DO COVENANT*** with the said Dwayne A. Jeffries and wife, Jennifer C. Jeffries, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

***AND WE DO FURTHER COVENANT*** and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Dwayne A. Jeffries and wife, Jennifer C. Jeffries, their heirs and assigns against the lawful claims of all persons whomsoever.

***WITNESS MY HAND this 29th day of March, 1999.***

Joe Vickers

***Joe Vickers***

Mary C. Vickers

***Mary C. Vickers***

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

BOOK 11411 PG. 865

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Joe Vickers and Mary C. Vickers, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 29th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/30/2002

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$64,000.00***, 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 the 29th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

11/30/2002

# 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 |

BOOK 11411 PG. 866

05668657

IN INSTRUMENT # REFERENCE

99 APR -1 PM 2:01

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

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

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

**No.** 1445618