99 APR 12 PM 12:05
REGISTER
DAVIDSON COUNTY, TN.
CJ/2869
REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40859
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carmen L. Rader Robert E. Rader 2322 Maplecrest Drive Nashville, Tennessee 37214	SAME BOOK 11427 PG. 671

TAX MAP-PARCEL NUMBERS: 084-11-193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 75000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JoAnn Stewart, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carmen L. Rader and spouse, Robert E. Rader,** 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. 178 on the Plan of Maplecrest of record in Plat Book 1835, pages 27 and 28, said Register's Office.

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SAID Lot No. 178 fronts 80 feet on the northerly margin of Maplecrest Drive and extends back 187.7 feet on the easterly line and 208.5 feet on the westerly line to a dead line in the rear, measuring 92 feet thereon.

BEING the same property conveyed to Jo Ann Stewart and mother, Linnie P. Stewart by deed from Gwendolyn Woody Morrison Cole of record in Book 3926, page 853, said Register's Office. The said Linnie Pearl Stewart has since died. The Affidavit of Heirship of Linnie Pearl Stewart of record in Book 11160, page 524, said Register's Office, establishes Virginia Dean Damron, Jo Ann Stewart, and Horace Paul Stewart as her heirs at law. By Quitclaim Deed of record in Book 11165, page 476, said Register's Office, the said Horace Paul Stewart conveyed a one-half interest in subject property to Clara Jenkins Stewart. By Quitclaim Deed of record in Book 11171, page 570, said Register's Office, the said Clara Jenkins Stewart conveyed her interest in subject property to Jo Ann Stewart. By Quitclaim Deed of record in Book 11171, page 572, said Register's Office, Horace Paul Stewart conveyed his interest in subject property to Jo Ann Stewart. By Quitclaim Deed of record in Book 11183, page 25, said Register's Office, Virginia Dean Damron conveyed a one-half interest in subject property to Alfred George Damron. By Quitclaim Deed of record in Book 11187, page 580, said Register's Office, the said Virginia Dean Damron conveyed her interest in subject property to Jo Ann Stewart. By Quitclaim Deed of record in Book 11187, page 582, said Register's Office, the said Alfred George Damron conveyed his interest in subject property to Jo Ann Stewart.

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 1835, Page 27 and 28, said Register's Office, which Plan shows a 60 foot minimum building setback line from Maplecrest Drive and 10 foot easement for public utility purposes along the rear line(s) and a 2 foot easement for phone leads along the southwesterly front corner of said lot.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIV

This is improved property, known as: 2322 Maplecrest Drive, Nashville, Tennessee 37214

BOOK 11427 PG. 672

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 9th day of April, 1999.

JoAnn Stewart

JoAnn Stewart

State of Tennessee
County of Davidson

On this 9th day of April, 1999, before me the undersigned authority, personally appeared **JoAnn Stewart**, 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: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

My Commission Expires

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: $ 75000.00

Robert C. Rach

Affiant

Sworn and subscribed before me on the 9th day of April, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11427 PG. 673

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

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CAMT	7500.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

04/12/99 01 12:07 0001 1084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450072