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BOOK 11431 PG. 223

**PREPARED BY:**
**COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.**
**333 GALLATIN ROAD SOUTH**
**MADISON, TN 37115**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **8th** day of **April, 1999** between MICHAEL W. ARRINGTON, UNMARRIED, GRANTOR, and ROBERT T. ELLIOTT and JOYCE M. ELLIOTT, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL W. ARRINGTON, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto ROBERT T. ELLIOTT and JOYCE M. ELLIOTT, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

**This is unimproved property known as 3917 BEAR HOLLOW ROAD, JOELTON, TN 37080.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

**BY:** Michael W. Arrington
**MICHAEL W. ARRINGTON** Signature of Seller

2259 04/14 0101 03CHECK 196-30

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

99 APR 14 AM 11:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TOGETHER WITH REFERENCE

05739880

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, MICHAEL W. ARRINGTON, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of April, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

**ROBERT T. ELLIOTT and JOYCE M. ELLIOTT, HUSBAND AND WIFE**
3917 Bear Hollow Rd
Joelton, TN 37080

Property Address:

**3917 BEAR HOLLOW ROAD**
**JOELTON, TN 37080**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 029-00-0, PARCEL 094.00**

# AFFIDAVIT OF VALUE

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

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$49,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Land located in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the south margin of Bear Hollow Road; thence North 34 degrees 20 minutes 35 seconds E. 88.9 ft.; thence north 21 degrees 42 minutes 13 seconds E 45.32 ft.; thence north 37 degrees 05 minutes 24 seconds E 178.57 ft.; thence north 52 degrees 28 minutes 36 seconds E 126.67 ft; thence north 60 degrees 33 minutes 42 seconds E 88.62 ft.; thence north 68 degrees 38 minutes 47 seconds E 554.59 ft.; thence south 01 degree 07 minutes 43 seconds W 507.12 ft.; thence north 89 degrees 24 minutes 00 seconds W 663.01 ft. to the point of beginning containing 5.10 acres, more or less.

BEING the same property conveyed to MICHAEL W. ARRINGTON, unmarried, by QUITCLAIM Deed from DENISE C. ALLIS, TRUSTEE WFP, of record in Deed Book 11259, Page 458, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 029-00-0, PARCEL 094.00, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 350.02).

2. All matters as set forth on the Plan of record in Plat Book 57, page 26, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. METRO CODES ADMINISTRATION LETTER, of record in Book 11287, page 519, said Register's Office.

4. NOTICE OF VACATED PROPERTY FROM METRO CODES DEPARTMENT, of record in Book 11389, page 167, said Register's Office.

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK **11431** PG. **226**

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

MAMT 49000.00
ENTERED
MAMT 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 196.30
CHECK 196.30

04/14/99 01 11:42 0001 2259

0573980

IDENTIF. & REFERENCE

99 APR 14 AM 11:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

**No.** 1451234