0575266

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

99 APR 16 PM 2:33

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Dean B. Ayala
613 Cottonwood Drive
Nashville, Tennessee 37214

MORTGAGEE:
First Bank and Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 96-10
Parcel 53
Field Book #:3DZ-58318

WARRANTY DEED BOOK 11435 PG. 523

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Russell E. Parrish, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dean B. Ayala, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 105 on the Map of Cloverhill Subdivision, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 105 fronts 70 feet on the southerly side of Cottonwood Drive and extends back between lines 202.8 feet on the westerly line and 191 feet on the easterly line to a dead line in the rear, on which it measures 84 feet.
>
> Being the same property conveyed to Russell E. Parrish, unmarried, by deed from Gary Yaerger and wife, Patsy Yaerger, as of record in Book 11275, page 920, Register's Office for Davidson County, Tennessee.

This is improved property known as 613 Cottonwood Drive, Nashville, Tennessee, 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2245, page 584, and easements and covenants and conditions as shown on the Plan of record in Plat Book 2133, page 46, all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out;

and we do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 14th day of April, 1999.

BOOK 11435 PG. 524

RUSSELL E. PARRISH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUSSELL E. PARRISH**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 75,000.00 .

AFFIANT

Subscribed and sworn to before me
this 14th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

04/16 0101 CKCHECK 288.50

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 11435 PG. 525

05752666

IDENTIF. & REFEREN CE

99 APR 16 PM 2:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

04/16/99 01 14:35 0001 3637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452599