41
1C

WARRANTY DEED

BOOK 11443 PG. 560

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 9-23-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Howard	Charles E. Howard Smith Wiles & Co., PLLC	MAP #62-13
(NAME)	(NAME)	
2209 Pennington Bend Road	900 Division Street	PARCEL #122 &
(ADDRESS)	(ADDRESS)	PARCEL #120
Nashville, TN 37214	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cynthia L. Frakes, f/k/a Cynthia L. Wise, a/k/a Cynthia Limbaugh-Frakes and husband, Scott Frakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Howard and wife, Christine C. Howard

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:

Tract 1:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Map of River View Subdivision of record in Book 547, Pages 93, 94 and 95, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of River View Avenue and runs back 210 feet on the southerly line and 190 feet on the northerly line to a low water mark of Cumberland River and measures 45 feet thereon.

Said Lot No. 8 fronts 50 feet on the westerly side of River View Avenue and runs back 190 feet on the southerly line and 165 feet on the northerly line to a low water mark of Cumberland River and measures 45 feet thereon.

BEING the same property conveyed to Leander A. Wise and Cynthia L. Wise by deed from Wiley C. Simms, Margaret Lisa Simms, Wiley C. Simms, II and Suzanne Manning, of record in Book 6536, Page 473, Register's Office for said County. The said Leander A. Wise now being deceased. The said Cynthia L. Wise having since married and is now known as Cynthia L. Frakes.

CONTINUED

5990 04/22 0101 03CHECK 921.50

unimproved ( )
This is improved (X) property, known as 2209 Pennington Bend Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hand s this 20th day of April 19 99

Cynthia L. Frakes
Cynthia L. Frakes

Scott Frakes
Scott Frakes

99 APR 22 PM 3:21
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
05771480

LEGAL DESCRIPTION CONTINUATION

Tract 2:

Land in Davidson County, Tennessee, Being Lot No. 9, on the Map of River View Subdivision of record in Book 547, pages 93, 94 and 95, Register's Office for said County.

BEING the same property conveyed to Scott Frakes and wife, Cynthia Limbaugh-Frakes, by deed from Geraldine Huddleston Young of record in Book 9667, page 227, Register's Office for said County.

Cynthia L. Frakes, Cynthia Limbaugh-Frakes, and Cynthia L. Wise all being one in the same person.

The said Scott Frakes joins in this conveyance to convey any and all marital interest he may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia L. Frakes, f/k/a Cynthia L. Wise, a/k/a Cynthia Limbaugh-Frakes and husband, Scott Frakes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 1999.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11443 PG. 563

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

0577480

IDENTIF. # REFERENCE

99 APR 22 PM 3:21

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN.

CAMT
245000.00
CON TX 906.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 921.50
CHECK 921.50

04/22/99 01 15:24 0001 5990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475933