MAP NO.: 165-13-A
PARCEL: 00106
GROUP:

THIS INSTRUMENT PREPARED BY
BELLAR & BELLAR, ATTORNEYS
CARTHAGE, TENNESSEE 37030

For and in consideration of the sum of EIGHTY-SEVEN THOUSAND NINE HUNDRED ($87,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged; We, **BENTLEY A. VANCE and wife, CHRISTINA L. VANCE,** have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT WADE WILLIAMS, his heirs and assigns,** a certain tract or parcel of land lying and being in the Second (2nd) Civil District of Davidson County, Tennessee, and being bounded and described as follows, to-wit:

BOOK 11446 PG. 736

Land in Davidson County, Tennessee being Lot No. 482 on the Plan of Peppertree Forrest, Section Nine, P.U.D., as of records in Book 7900, Page 760, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Bentley A. Vance and wife, Christina L. Vance by deed from Allen Earps and wife, Betty Earps of record in Deed Book 9561, Page 881, Register's Office, Davidson County, Tennessee.

The subject property is part of a planned unit development and is subject to Declaration of Convenants, Restrictions, and Conditions as of record in Book 8757, Page 607, Amended in Book 9004, Page 514, and Book 9157, Page 711, Book 9287, Page 698 and by-laws of the Peppertree Forrest Homeowners Association as of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land with appurtenances, estate, title and interest thereto belonging to the said **ROBERT WADE WILLIAMS, his heirs and assigns,** forever.

We covenant with the Grantee that we are lawfully seized and possessed of said tract of land in fee simple; that we have a good and lawful right to convey it and that the same is unencumbered, except subject to restrictions of record in Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 8757, Page 623; and Plat Book 7900, Page 760, Register's Office, Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said

tract of land to the said **ROBERT WADE WILLIAMS, his heirs and assigns,** against the lawful claims of all persons whomsoever.

Grantors to give grantee immediate possession.

The 1999 property taxes to be prorated.

WITNESS our signatures, this the 22ND day of April, 1999.

BENTLEY A. VANCE

CHRISTINA L. VANCE

STATE OF TENNESSEE
COUNTY OF Smith

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Personally appeared before me, Connie A. Watson, a Notary Public in and for the aforesaid County and State, the within named bargainors, BENTLEY A. VANCE and wife, CHRISTINA L. VANCE, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this the 22ND day of April, 1999.

Notary Public

My Commission Expires:

March 13, 2001

Send 1999 property tax notice to: ROBERT WADE WILLIAMS
301 Amberwine Ct.
Antioch, Tn. 37013

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 87900, which amount is equal to or greater than the property transferred would command as a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 22nd day of April, 1999.

Notary Public

My Commission Expires: March 13, 2001

0578442

99 MAR 26 PM 2:18

MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11446 PG. 732

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

0578442

99 MAR 26 PM 2:18

CAMT	87900.00
CON TX	325.23
PRFEE	1.00
MNEED	8.00
CFEE	2.00
TOTAL	336.23
CHECK	336.23

04/26/99 01 14:21 0001 7024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476959