WARRANTY DEED

BOOK 11451 PG. 13

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14 ~~15~~th DAY OF April 19 99
mp

Martha Pickel
Notary Public MARTHA PICKEL

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARTHA PICKEL
MY COMMISSION # CC 758734
EXPIRES: August 14, 2002
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DARYL HIGHERS	DARYL HIGHERS	MAP 52-1
(NAME)	(NAME)	
520 NEELYS BEND ROAD	520 NEELY'S BEND ROAD	PARCEL 322
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	MADISON, TENNESSEE 37115	
(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, NETTIE PARKS GRUBBS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARYL HIGHERS AND WIFE, PAULA HIGHERS

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:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 2 on the unrecorded resubdivision of Lot No. 10 on the Map of Madison Park Subdivision, as of record in Book 421, page 184, Register's Office for said County, described as follows: Beginning at a point in the south margin of Neely's Bend Road in the line between Lots Nos. 1 and 2, of said unrecorded resubdivision; thence along the line between Lots 1 and 2, South 2 degrees 51' West 398.1 feet to a stake in the northerly line of the Webb Hayes property; thence with his line North 37 degrees 30' East 125.8 feet to the southwest corner of part of Lot No. 2, conveyed to Earnest E. Tomlinson, Jr. and wife, by deed from D. C. Traylor and wife, as of record in Book 2345, page 59; thence along Tomlinson's west line, North 2 degrees 45' East 294.8 feet to a point in the south margin of Neely's Bend Road; thence with the margin of the same, west 71 feet to the point of beginning.

Being the same property conveyed to Nettie Parks Grubbs by deed of record in Book 10443, page 273, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 520 NEELYS BEND ROAD, MADISON, TENNESSEE 37115
(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 my hand this ~~15th~~ 14th mp day of April 19 99

Nettie Parks Grubbs

NETTIE PARKS GRUBBS

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

BOOK 11451 PG. 14

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NETTIE PARKS GRUBBS, UNMARRIED

the 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 and official seal at ~~MADISON~~ Merritt Island, ~~Tennessee~~ Florida, this ~~15th~~ 14th day of April 19 99

Commission expires _____

Martha Pickel
MARTHA PICKEL Notary Public

MARTHA PICKEL
MY COMMISSION # CC 758734
EXPIRES: August 14, 2002
~~Bonded Thru Notary Public Underwriters~~

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

05795572

IDENTIF. # REFERENCE

99 APR 28 AM 10:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6212 04/28 0101 03CHECK 244.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11451 PG. 15

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

05795572

IDENTIF. & REFERENCE

99 APR 28 AM 10:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	244.10
CHECK	244.10

04/28/99 01 10:40 0001 B212

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478134