0581183

...EFERENCE

99 APR 30 PM 5:18

...ISTER
...TY, TN.

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Mail

NEW OWNER:
David C. George and wife,
Peggy R. George
905 Noel Green Court
Nashville, Tennessee 37204

SEND TAX BILL TO:
SAME

MAP & PARCEL
Map and Parcel
118-13-255

BOOK 11456 PG. 759

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

David C. George
AFFIANT

Sworn to and subscribed before me
this 23 day of April, 1999

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

NOTARY PUBLIC

My Commission Expires: 2/2001

...CORDING ...CTION 1135.00

My Commission Expires
April 22, 2001

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, KARLA J. CHRISTIAN, formerly known as Karla J. Richey, married, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DAVID C. GEORGE and wife, PEGGY R. GEORGE, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Noel Green of record in Book 6250, page 804, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Richey and wife, Karla J. Richey of record in Book 7516, page 691, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9768, page 289, said Register's Office, John W. Richey quitclaims all his right, title and interest in said property to Karla J. Richey.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 118-13-255.

2. All matters appearing on the Plan of Noel Green Subdivision of record in Plat Book 6250, page 804, Register's Office for Davidson County, Tennessee.

3. Maintenance Agreements of record in Book 6609, page 2 and Book 7500, page 794, Register's Office for said County.

4. Subject to Establishment of Homestead of record in Book 5888, page 908, Register's Office for Davidson County, Tennessee.

5. Amendment and change of minimum side setback line and public utilities and drainage easement along the west line applicable to Lot No. 3, Plan of Noel Green of record in Book 7525, page 565, Register's Office for said county.

6. Deed of conveyance for construction of 200' of 4" water main to serve Noel Green Subdivision of record in Book 7542, page 419, Register's Office for said county.

7. Deed of conveyance for construction of 200' of 8" sanitary sewer to serve Noel Green Subdivision of record in Book 7542, page 358, Register's Office for said county.

AND GRANTOR DOES FURTHER covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its heirs and assigns, against the lawful claims of all persons whomsoever.

C. Ron Christian, husband of Karla J. Christian, hereby joins in this conveyance for purpose of conveying any and all right, title and interest in and to the subject property by reason of his marital status, or otherwise.

This improved property is known as 905 Noel Green Court, Nashville, Tennessee 37204.

WITNESS our hands this 23 day of April, 1999 in Franklin, Tennessee.

Karla J. Christian, by C. Ron Christian,
her attorney in fact

C. Ron Christian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Ron Christian, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23 day of April, 1999.

Notary Public

My commission expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

My Commission Expires
[illegible]01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, C. Ron Christian, who executed the foregoing instrument on behalf of Karla J. Christian, formerly known as Karla J. Richey, 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 instrument for the purposes therein contained, as the free act and deed of said Karla J. Christian, formerly known as Karla J. Richey.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of April, 1999.

Notary Public

My commission expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

My Commission Expires
April 22, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11456 PG. 762

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

0581183

IDENTIFICATION REFERENCE

99 APR 30 PM 5:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	300000.00
CON TX	1110.00
PRFEE	1.00
WDEED	13.00
CFEE	2.00
TOTAL	1125.00
CHECK	1125.00

04/30/99 01 17:21 0001 9947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454648