FILE BOX 45

BOOK 11457 PG. 809

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $3,000.00

Shirley McFarland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99.

Notary Public

MY COMMISSION EXPIRES 5/25/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**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 |
|---|---|---|
| Shirley P. McFarland (NAME) | Luca & Gina Livi (NAME) | MAP 119-2 |
| 104 Oriel Avenue (ADDRESS) | 13991 Coteau # 13 (ADDRESS) | PARCEL 166 |
| Nashville, TN 37210 (CITY) (STATE) (ZIP) | Whittier, CA 90604 (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, Dianna Graham, a married person, and Wayne M. Potts, Jr., unmarried, as joint tenants, with right of survivorship HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley P. McFarland, 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. 57, on the Map of Subdivision of Lots Nos. 7, 8, 9, 10, and parts of Lots Nos. 6, 11, 12, & 13, Cumberland Nurseries, of record in Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dianna Graham, a married person, and Wayne M. Potts, Jr., unmarried, as joint tenants, with right of survivorship, by Quitclaim Deed from Robert L. Graham, of record in Book 7865, Page 893, Register's Office for said County.

99 MAY -3 AM 10:37
DAVIDSON COUNTY, TN.
REGISTER

05814492
HOLDING FOR REFERENCE

unimproved ( )
This is improved ( X ) property, known as 104 Oriel Avenue, Nashville, TN 37210
(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 30th day of April 19 99

Dianna Graham

Wayne M. Potts, Jr.

Robert L. Graham
Robert Lee Graham

BOOK 11457 PG. 814

FILE BOX 45

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 Dianna Graham, a married person, and Wayne M. Potts, Jr., unmarried, as joint tenants, with right of survivorship

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 30th day of April, 19 99

Commission expires 5/25/2000

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

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11457 PG. 811

| | | |
|---|---|---|
| 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 |

05811492

IDENTIFICATION REFERENCE

99 MAY -3 AM 10:37

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CONT | 63000.00 |
| CON TX | 307.10 |
| PRFEE | 1.00 |
| MTGTD | 8.00 |
| CFEE | 2.00 |
| TOTAL | 318.10 |
| CHECK | 318.10 |

05/03/99 01 10:41 0001 0262

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1454957