# WARRANTY DEED

BOOK 11461 PG. 570

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES 3/23/2002
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph D. Jobe (NAME) | Irwin Mortgage Corporation (NAME) | MAP 72 |
| 2413 Inga Street (ADDRESS) | P.O. Box 7189 (ADDRESS) | GROUP 13 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Indianapolis, IN 46207-7189 (CITY) (STATE) (ZIP) | PARCEL 103.00 |

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, Billy G. Dial and wife, Barbara C. Dial

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Jobe and wife, Mildred Jobe

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 Lot No. 30 on the Map of Springdale Subdivision, of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the westerly margin of Inga Street, and runs back 160 feet on the north line and 168 feet on the south line to the right-of-way of L & N Railroad on which it measures 50.5 feet.

BEING the same property conveyed to Billy G. Dial and wife, Barbara C. Dial, by Warranty deed from Thelma B. Quest, of record in Book 10988, Page 470, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of Springdale Subdivision as of record in Book 974, Page 18, and all matters shown thereon, together with any and all restrictions, easements, etc., affecting subject property as of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 2413 Inga Street, Nashville, TN 37216
(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 26th day of April 19 99

Billy G. Dial

Barbara C. Dial

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

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 Billy G. Dial and wife, Barbara C. Dial

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 Madison, Tennessee, this 26th day of April, 1999

Commission expires 3/23/2002

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires MAR. 23, 2002

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



0582362

INDEXING AS REFERENCE

99MAY -4 PM 1:24

ILL GRAVES REGISTER
DAVIDSON COUNTY, TN.

1152 05/04 0101 03CHECK 262.60

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11461 PG. 572

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

0582362

REFERENCE

99 MAY -4 PM 1:24

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 68000.00 |
| CON TX | 251.60 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 262.60 |
| CHECK | 262.60 |

05/04/99 01 13:27 0001 1152

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

**No.** 1455841