BOOK 11472 PG. 54

0585086

IDENTIFICATION REFERENCE

99 MAY 10 PM 3:17

ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

THIS INSTRUMENT PREPARED BY:
SHARON LINVILLE
ATTORNEY AT LAW
203 EAST MAIN STREET
HARTSVILLE, TN 37074

SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:

Jeff Gaw
3606 Hampton Ave.
Nashville, Tn 37215

MAP: 107-14 PARCEL: 132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Three Thousand ($23,000.00) Dollars, AND OTHER GOOD AND VALUABLE CONSIDERATION, ALL OF WHICH ARE HEREBY PAID AND SATISFIED IN FULL, I, Tony Wright, have this day bargained and sold, and by these presents do hereby transfer and convey unto Jeff Gaw, his heirs and assigns, the following described tracts or parcels of land, situated in the 3rd Civil District of Davidson County, Tennessee, and more particularly described as follows:

> Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 134 on the Map of Miro Meadows, of record in Book 1424, page 94 and 95, Register's Office for said County.
>
> Said Lot No. 134 fronts 70 feet on the easterly side of Kipling Drive and extends back between parallel lines 134 feet.

Being the same property conveyed to Tony Wright by warranty deed from J.C. Linville and wife, Geraldine Linville, dated May _____, 1999 and of record in Book 11472, page 50, Register's Office for Davidson County, Tennessee.

This is not the primary residence of the Grantor.

Possession with deed.

1999 taxes are to be prorated.

2000 and all subsequent taxes are the responsibility of the grantee, whose address is 3606 Hampton Ave., Nashville, Tn 37215.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Jeff Gaw, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 1999 taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself and my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said Jeff Gaw, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS MY HAND this the 4th day of May, 1999.

TONY WRIGHT

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF TROUSDALE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, TONY WRIGHT, 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.

Witness my hand and official seal, at Hartsville, Tennessee, this the 4th day of May, 1999.

Vanessa Meeks
NOTARY PUBLIC

My Commission Expires: 10-8-2002

STATE OF TENNESSEE
TRUSDALE CO. TN.
LARGE
NOTARY PUBLIC

RECORDED 1999 MAY 06 01:01 PM
BK/PG: 11472/55
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I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $23,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 4th day of May, 1999.

Vanessa McKee

REGISTER OR NOTARY PUBLIC

My Commission Expires: 10-8-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11472 PG. 57

0585086

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ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

CASH	23000.00
CON TX	55.10
PRFEE	1.00
MREED	12.00
CFEE	2.00
TOTAL	100.10
CHECK	100.10

05/10/99 01 15:21 0001 4027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458682