Box 52

# WARRANTY DEED

BOOK 11473 PG. 146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

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

NOTARY PUBLIC AT LARGE, TENNESSEE
Notary Public

MY COMMISSION EXPIRES: 3/02
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard G. DuBois (NAME) | Cavalry Banking (NAME) | 83-5-333 |
| 1417 Sumner Avenue (ADDRESS) | 114 West College Street (ADDRESS) | |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37130 (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, Michelle Halbert and husband, Mark ~~Halbert~~ Sechrist

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard G. DuBois and wife, Caroline B. DuBois

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. 26 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle Halbert by deed from Bruce Rosenzweig, unmarried of record in Book 9981, page 253, Register's Office for Davidson County, Tennessee.

SECHRIST MBS

Mark ~~Halbert~~ joins in this conveyance solely to relinquish any marital rights he may have in the property by virtue of his marriage to Michelle Halbert.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved ( X ) property, known as 1417 Sumner Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**TO HAVE AND TO HOLD** the said tract orparcel 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

Michelle Halbert

Mark ~~Halbert~~ SECHRIST

MBS

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

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 Michelle Halbert and husband, Mark ~~Heathcott~~ Sechrist 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 Brentwood Tennessee, this 30th day of April 19 99.

Commission expires 2/3/02

BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared 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

0585422

IDENTIFICATION REFERENCE

99 MAY 11 PM 12:31

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

$419.00 05/11 0101 CASHIER 319.00

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11473 PG. 148

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

0585422

IDENTIFICATION REFERENCE

99 MAY 11 PM 12:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAPT | 2500.00 |
| CON TA | 308.95 |
| PRFEE | 1.00 |
| UCCFD | 8.00 |
| CFEE | 2.00 |
| TOTAL | 319.95 |
| CHECK | 319.95 |

05/13/99 01 12:35 2001 4419

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

**No.** 1459071