56

0586644

IDENTIFICATION & REFERENCE

99 MAY 13 PM 1:32
REGISTER
DAVIDSON COUNTY, TN.
ALL TAXES PAID

W A R R A N T Y D E E D

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **7th** day of **May, 1999** by and between

JUSTINE R. PINCHAM, WIDOW, and MELVIN LIONEL RIDLEY and LILLIEJEANETTE RIDLEY, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

BOOK 11477 PG. 820

DARREN L. ROBERTSON, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE UNRECORDED MAP OF SMITH AND BISHOP'S RESUBDIVISION OF CERTAIN LOTS OF J.M., T.J. AND G.W. HARDING'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING KNOWN AS THE EASTERLY PART OF LOT NO. 255 OF SAID HARDING ADDITION. SAID LOT NO. 6 FRONTS 50.6 FEET ON THE WEST SIDE OF 18TH AVENUE NORTH AND RUNS BACK BETWEEN LINES, ALONG THE NORTH MARGIN OF A 16 FOOT ALLEY, 180.12 FEET ON THE SOUTH LINE AND 172.1 FEET ON THE NORTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 50 FEET.
BEING ALL THE SAME PROPERTY CONVEYED TO INDIANA RIDLEY AND DAUGHTER, JUSTINE R. PINCHAM BY DEED FROM COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE OF RECORD IN BOOK 5468 PAGE 310 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The said Indiana Ridley having since died on 6/25/93 intestate. Affidavit of Heirship executed and filed of record in Davidson County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Melvin Lionel Ridley
MELVIN LIONEL RIDLEY

Justine R. Pincham
JUSTINE R. PINCHAM

Lillie Jeanette Ridley
LILLIEJEANETTE RIDLEY

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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JUSTINE R. PINCHAM, WIDOW, and MELVIN LIONEL RIDLEY and LILLIEJEANETTE RIDLEY, HUSBAND AND WIFE**, the within named bargainors, 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, at office, this **7th** day of **May, 1999.**

Notary Public

Commission Expiration: 1-29-2000

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 29, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$36,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marina B. Porter
Affiant

Subscribed and sworn to before me this **7th** day of **May, 1999.**

Notary Public

Commission Expiration: 1-29-2000

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 29, 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	DARREN L. ROBERTSON 1719 DR. D.B. TODD, JR. BLVD. NASHVILLE, TN 37208	1719 DR. D.B. TODD, JR. BLVD. NASHVILLE, TN 37208 MAP PARCEL NUMBER 81-11-90

05/13 0101 CHECK 144.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11477 PG. 822

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

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9 MAY 13 PM 1:32

REGISTER
DAVIDSON COUNTY, TN.

CAMT	3,000.00
CON TX	133.20
PRFEE	1.00
MREEI	8.00
CFEE	2.00
TOTAL	144.20
CHECK	144.20

05/13/89 01 13:35 0001 5695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460334