0588534

IDENTIF. & REFERENCE

99 MAY 19 AM 8:40

...LL C...LIT REGISTER
DAVIDSON COUNTY. TN.

BOOK 11484 PG. 143

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40928
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ramon Cuevas Leslie Cuevas 53 Vaughns Gap Road Nashville, TN 37205	Fifth Third Mortgage 250 W. Main Street, Suite 100 Lexington, KY 40507-1755

TAX MAP-PARCEL NUMBERS: 129-15-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 174,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hollie Christine Larsen, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ramon Cuevas and spouse, Leslie Cuevas,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot 4 on the Plan of Warner Park Valley, Section II of record in Plat Book 3600, page 20, Register's Office for said County.

SAID Lot No. 4 fronts 115 feet on the westerly margin of Vaughn's Gap Road and extends back 104.5 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear, measuring 137.59 feet thereon.

BEING the same property conveyed to Hollie Christine Larsen, a single person, by deed from O.D. Bailey and spouse, Annette O. Bailey of record in Book 9581, page 414, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 20, said Register's Office, which Plan shows a 30 foot minimum building setback line from Vaughns Gap Road and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 X 30 foot utility anchor easement located on the southeasterly front corner of said lot. line; Restrictive covenants of record in Book 3502, page 153, Book 3534, page 128, Book 3640, page 40, Book 3978, page 688, said Register's Office.

This is improved property, known as: 53 Vaughns Gap Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to co... it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of May, 1999.

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Hollie Christine Larsen

State of Tennessee
County of Davidson

On this 17th day of May, 1999, before me the undersigned authority, personally appeared **Hollie Christine Larsen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174,900.00

Affiant

Sworn and subscribed before me on the 17th day of May, 1999.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

RECORDED 1999 May 19 8:00 AM 46697

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

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0588534

IDENTIF. & REFERENCE

99MAY 19 AM 8:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TAX	17,500.00
[illegible]	247.13
PRFEE	1.00
UCCFEE	5.00
CFEE	2.00
TOTAL	255.13
CHECK	255.13

05:15 99 01 00:44 0101 7295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462314