WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 98

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

DAVIDSON COUNTY

M a P

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DARYL HIGHERS	DARYL HIGHERS	MAP 43-5
(NAME)	(NAME)	
221 ROOSEVELT AVENUE	520 NEELEYS BEND ROAD	PARCEL 59.00
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	MADISON, TENNESSEE 37115	
(CITY) (STATE) (ZIP)	(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, MARGARET CUMMINGS AND HUSBAND, A. D. CUMMINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARYL HIGHERS AND WIFE, PAULA HIGHERS

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. 15 and the East 16 feet of Lot No. 14 and the West 18 feet of Lot No. 16, of Block "A" on the Map of Kannaston Estates, as of record in Book 843, page 83, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lots adjoin and front together 84 feet on the North side of Roosevelt Street and runs back between lines 137.5 feet on the west line of part of Lot No. 14 and 138.4 feet on the East line of part of Lot No. 16, to a dead line in the rear, on which they measure 84 feet.

Being the same property conveyed to Margaret Cummings by Final Divorce Decree of record in Book 4776, page 44, Register's Office for Davidson County, Tennessee.

0590003

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
99 MAY 21 PM 2:

This is improved (X) property, known as 221 ROOSEVELT AVENUE, MADISON, TENNESSEE 37115
unimproved ( )
(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 30th day of November 19 98

Margaret Cummings
MARGARET CUMMINGS

A. D. Cummings
A. D. CUMMINGS

144.50

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 MARGARET CUMMINGS AND HUSBAND, A. D. CUMMINGS

the bargainor, 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 30th day of November, 19 98.

Commission expires January 27, 2001

J. E. CAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11489 PG. 484

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

3:000.00

0590003

IDENTIFICATION REFERENCE

SEP 21 PM 2:59

DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463887