99 MAY 25 PM 12:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0591020
INSERT FOR REFERENCE

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: 40953
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Raymond L. Davis Peggy Forrest Davis 7401 Rolling River Parkway Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 141-15-B-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 162,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis J. Bonvissuto, Jr. and spouse, Lucille A. Bonvissuto,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Raymond L. Davis and spouse, Peggy Forrest Davis,** 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 No. 281 on the Plan of Rolling River Estates, Phase II, of record in Plat Book 5200, page 7, Register's Office for said County.

SAID Lot No. 281 fronts 120.46 feet on the northerly margin of Rolling River Parkway and extends back 160.91 feet on the easterly line and 201.88 feet on the westerly line to a dead line in the rear, measuring 74.59 feet thereon.

BEING the same property conveyed to Louis J. Bonvissuto, Jr. and Lucille A. Bonvissuto by deed from James H. Gunter and Billy H. Teal, a partnership, of record in Book 5902, page 448, Register's Office for Davidson County, Tennessee.

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 5200, Page 7, said Register's Office, which Plan shows a 35 foot minimum building setback line from Rolling River Parkway, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear and westerly side lines of said lot and a 2.5 X 25 foot utility anchor easement located on the southeasterly front corner of said lot and a 5 X 25 foot utility anchor easement located aong the southeasterly front portion of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 689, amended in Book 5214, page 933, and By-Laws in Book 4892, page 679, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7401 Rolling River Parkway, Nashville, TN 37221

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 convey 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 25th day of May, 1999.

Louis J. Bonvissuto, Jr.

Lucille A. Bonvissuto

State of Tennessee
County of Davidson

On this 25th day of May, 1999, before me the undersigned authority, personally appeared **Louis J. Bonvissuto, Jr.** and **Lucille A. Bonvissuto**, 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: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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: $ 162,000.00

Affiant

Sworn and subscribed before me on the 25th day of May, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

0373 05/25 0101 03CHECK 610.40

Wldoc: Deed Wty—12/92

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 11492 PG. 785

059|020

INDEXING & REFERENCE

99 MAY 25 PM 1:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	162000.00
CON TX	599.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	610.40
CHECK	610.40

05/25/99 01 13:03 0001 0373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464961