99 MAY 25 PM 1:02
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN
R
0591021
RECORDING # 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: 40952
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Merry Elizabeth Ward 2731 Sharondale Court Nashville, TN 37215	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 117-03-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond L. Davis and spouse, Peggy Forrest Davis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Merry Elizabeth Ward,** 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. 25 on the Plan of Hillsboro Circle of record in Plat Book 1130, page 15, Register's Office for said County.

SAID Lot No. 25 fronts 60 feet on the easterly margin of Sharondale Court and extends back 164.2 feet on the northerly line and 177 feet on the southerly line to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to Raymond L. Davis and wife, Peggy Forrest Davis by deed from Miss Elsie Quarterman of record in Book 3991, page 56, 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 1130, Page 15, said Register's Office, which Plan shows a 30 foot minimum building setback line from Sharondale Court and a 10 foot easement for public utility purposes along the easterly rear line of said lot. Easement to repair watermains of record in Book 1149, page 119, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4019, page 45, said Register's Office.

This is improved property, known as: 2731 Sharondale Court, Nashville, TN 37215

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 24th day of May, 1999.

Raymond L. Davis

Raymond L. Davis

Peggy Forrest Davis

Peggy Forrest Davis

State of Tennessee
County of Davidson

On this 24th day of May, 1999, before me the undersigned authority, personally appeared **Raymond L. Davis** and **Peggy Forrest Davis**, 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

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: $ 165,000.00

Mary Elizabeth Ward

Affiant

Sworn and subscribed before me on the 24th day of May, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/99

Notary Public

375 05/25 0101 03CHECK 621.50

WIdoc: 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. 788

0591021

IDENTIFICATION REFERENCE

99 MAY 25 PM 1:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

05/25/99 01 13:05 0001 0375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464963