BOOK 11493 PG. 949

0591345

PREPARED BY:
Franklin Title Company, LLC
201 Fourth Avenue North, Suite 1260
Nashville, TN 37219

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 1999** between **Angela M. NOVOTNEY, an unmarried woman** , GRANTOR, and **Cassandra R. PRESLEY, an unmarried woman, and Tracey L. HUNT, an unmarried woman, joint tenants with full rights of survivorship** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 115 on the Plan of Bradford Hills, Section Five, of record in Plat Book 7900, page 6 and amended in Book 7900, pages 287 and 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Angela M. Novotney, unmarried, by deed from William D. Chitwood and wife, Patricia C. Chitwood, of record in Book 9528, page 182, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Restrictions of record in Book 8069, page 170, and Book 8372, page 901, Charter in Book 8071, page 520, Open Space conveyed to Bradford Hills Homeowner's Association, Inc., in Book 8154, page 304 and Deeds of Conveyance in Book 8377, page 769, Book 8377, page 808 and Book 8614, page 870, and all matters shown on the Plan of Record.

The legal description is identical to the one in the previous deed of record.

0724 05/26 0101 03CHECK 610.03

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Angela M. Novotney by Debbie L Parker POA

Angela M. NOVOTNEY, by Debbie L Parker, Attorney-in-Fact
Signature of Seller

BOOK 11463 PG. 910

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **30th** day of **April, 1999** before me personally appeared Debbie L. Parker, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Angela M. Novotney, and acknowledged that he/she executed the same as the free act and deed of said Angela M. Novotney.

Witness my hand, at office, this **30th** day of **April, 1999.**

Thomas E. Watts

Notary Public

My Commission Expires: 5/30/99

THOMAS E. WATTS, JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.
My Commission Expires May 30, 1999

Name and Address of Property Owner:

Cassandra R. PRESLEY and Tracey L. HUNT
5537 Seesaw Road
Nashville, TN 37211

Property Address:

5537 Seesaw Road
Nashville, TN 37211

Person Responsible for Taxes:

ZARING FINANCIAL SERVICES
11300 Cornell Park Drive, Suite 380
Cincinnati, OH 45242

Parcel #: 172-12, B #73

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$161,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Cassandra R. Presley

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 1999.**

Thomas E. Watts

Notary Public

My Commission expires: 5/30/99

Prepared By and Returne To:
Franklin Title Company, LLC
201 4th Avenue, North, Suite 1260
Nashville, TN 37219

THOMAS E. WATTS, JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.
My Commission Expires May 30, 1999

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11493 PG. 911

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

0591345

REFERENCE

CAMT 161900.00
CON TX 599.03
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 610.03
CHECK 610.03

05/26/99 01 08:52 0001 0724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465303