Realty 421

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

BOOK 11494 PG 943

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Smiley	new owner	26-6-5
(NAME)	(NAME)	
110 Habersham Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Roy G. Edwards, Jr., individually and as Executor of the Estate of Jayne E. Cochran, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Smiley and wife, Ann Smiley

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, TN, being Lot No. 5 on the Plan of Resubdivision of Windsor Green, Phase 1, Section 1, of record in Book 6250, Page 374, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy G. Edwards, Jr. and Jayne Edna Cochran by deed from Randall Phillips Builders, Inc. of record in Book 6523, Page 754, Register's Office for Davidson County, TN. Jayne Edna Cochran (one and the same person as Jayne E. Cochran) died on October 13, 1998. By will of record in Will Book 224, page 694, Probate Court Clerk's Office for Davidson County, TN, subject property was devised to Roy G. Edwards, Jr. However, by order of said Court entered on May 5, 1999, subject property was ordered sold to satisfy the claims of creditors.

Subject to restrictions in Book 6406, Page 929, Book 6406, Page 962; By-laws in Book 6406, Page 942, Book 6406, Page 989; Easements in Book 4377, Page 94, Book 6636, Page 824, Book 6117, Page 290; Quitclaim deed in Book 7864, Page 369; and all matters shown on the plan of record.

This description is the same used in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 110 Habersham Court, Goodlettsville, TN 37072
(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 my hand this 24th day of May 19 99

Roy G. Edwards, Jr.

Roy G. Edwards, Jr., Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy G. Edwards, Jr., individually and as Executor of the Estate of Jayne E. Cochran, deceased

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of May 19 99.

Commission expires January 29, 2000

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

99 MAY 26 PM 12:56

0591574

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 11494 PG. 945

0591574

REFERENCE

99 MAY 26 PM 12:56

REGISTER
DAVIDSON COUNTY, TN.

CAMT	84900.00
CON TX	314.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.13
CHECK	325.13

05/26/99 01 13:00 0001 0960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465538