This instrument was prepared by:
L. J. Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201
file #99040041

BOOK 11497 PG. 436

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Bettye P. Roberson 2149 Riverway Drive Old Hickory, TN. 37138		53-06-0-A / 167.0

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Bettye P. Roberson, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **NORMAN E. McCLURE**, and wife, **SHARON L. McCLURE**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

BETTYE P. ROBERSON, un-married, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 167 on the Plan of Phase Two, Waterford Subdivision, as of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Norman E. McClure and Sharon L. McClure, husband and wife, by deed from J & M Homebuilders, Inc., a Tennessee corporation, dated July 8, 1993 and of record in Book 9014, page 801, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 102,900.00 .

Bettye P. Roberson
Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SWORN TO AND SUBSCRIBED before me this 27th day of May, 1999.

Charles P. Cron
NOTARY PUBLIC

My Commission Expires: March 29, 2003

STATE OF TENNESSEE

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, her heirs and assigns, forever. We do covenant with the said GRANTEE 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:

1999 Property taxes are to be prorated and assumed by the GRANTEE.
Restrictions of record in Book 8694, page 216, Book 7463, page 294, & Book 9530, page 185;
By-laws of Waterford Community Association in Book 8715, page 583;
Easements for right of way and utilities in Book 2024, page 225 & Book 1717, page 30; all Book & page references for Register's Office for Davidson County, Tennessee.

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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is improved property known as: 2149 Riverway Dr., Old Hickory, TN 37138.

Witness our hands this 27th day of May, 1999.

Norman E. McClure

Sharon L. McClure

BOOK 11497 PG. 437

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, IV, a Notary Public in and for said County and State, the within named Norman E. McClure, and Sharon L. McClure, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 27 day of May, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

****

0592103

IDENTIFICATION REFERENCE

99 MAY 27 PM 2:10

ALL TAXES PAID
DAVIDSON COUNTY, TN.

FEE $ 391.73

WARRANTY

DEED

From: Norman E. McClure
and wife,
Sharon L. McClure

To: Bettye P. Roberson
un-married

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11457 PG. 438

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

0592103

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
99 MAY 27 PM 2:10

CAMT	102900.00
CON TX	380.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	391.73
CHECK	391.73

05/27/99 01 14:13 0001 1508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466080