05928878
99 MAY 28 PM 2:12

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: 40983
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ildefonso Alcantara Patricia J. Alcantara 516 Hogan Road Nashville, TN 37220	SAME

TAX MAP-PARCEL NUMBERS: 146-12-140

WARRANTY DEED

BOOK 11500 PG. 195

330 05/28 0101 03CHECK 714.00

FOR AND IN CONSIDERATION of the sum of **$ 190,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Charles Thompson and spouse, Cheryl Overall Thompson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ildefonso Alcantara and spouse, Patricia J. Alcantara,** 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. 181 on the Plan of Crieve Hall Estates, Section Seven of record in Plat Book 2330, page 4, Register's Office for said County.

SAID Lot No. 181 fronts 90 feet on the broken northerly margin of Hogan Road and extends back 248.6 feet on the westerly line and 247.6 feet on the easterly line to a dead line measuring 90 fee thereon.

BEING the same property conveyed to John Charles Thompson and wife, Cheryl Overall Thompson by deed from Edward T. Walker, Jr. and wife, Ruth F. Walker of record in Book 5289, page 508, Register's Office for said County.

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 2330, Page 4, said Register's Office, which Plan shows a 50 foot minimum building setback line from Hogan Road and a 10 foot easement for public utility purposes along the rear line of said lot.; Restrictive covenants of record in Book 2335, page 134, said Register's Office.Agreement for Dedication of Easement for Sanitary Sewers Storm Drainage Water Mains and Appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee by nstrument of record in Book 6226, page 182, said Register's Office.

This is improved property, known as: 516 Hogan Road, Nashville, TN 37220

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 27th day of May, 1999.

John Charles Thompson

Cheryl Overall Thompson

State of Tennessee
County of Davidson

On this 27th day of May, 1999, before me the undersigned authority, personally appeared **John Charles Thompson** and **Cheryl Overall Thompson**, 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: $ 190,000.00

Affiant

Sworn and subscribed before me on the 27th 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 197

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

0592878

IDENTIF. & REFERENCE

99 MAY 28 PM 2:12

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT	190000.00
CON TX	703.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	714.00
CHECK	714.00

05/28/99 01 14:16 0001 2330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466882