99 JUN -1 PM 3:53
ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER
IDENTIFICATION REFERENCE
053750
30

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: 40876
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nancy Merrill Stephen Merrill 7431 Huntwick Trail Nashville, TN 37221	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 127-149

WARRANTY DEED

3253 06/03 0101 03CHECK 773.20

FOR AND IN CONSIDERATION of the sum of **$ 206,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Olmstead and spouse, Stacey Olmstead,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy Merrill and spouse, Stephen Merrill,** 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. 31 on the Plan of Huntwick Estates, Section II of record in Plat Book 4860, pages 89 & 90, Register's Office for said County.

SAID Lot No. 31 fronts 150.00 feet on the broken easterly margin of Huntwick Trail and extends back 383.73 feet on the southerly line and 351.64 feet on the northerly line to a dead line in the rear, measuring 128.12 feet thereon.

BEING the same property conveyed to Andrew Olmstead and wife, Stacey Olmstead by deed from Patricia Ann Way-Medic and Kelly P. Way and Barney W. Jordan of record in Book 11258, page 569,. Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 89 & 90, said Register's Office, which Plan shows a 175 foot minimum building setback line from Huntwick Trail and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 10 X 200 foot utility anchor easement located on the northwesterly and southwesterly front corner of said lot and easement for overhang across the westerly front line and areas designated No. 1 and 2 for sewage soil absorption along with an area designated for a building site and a 20 foot easement for drainage purposes along the westerly front line of said lot.

This is improved property, known as: 7431 Huntwick Trail, Nashville, TN 37221

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.

Andrew Olmstead
Andrew Olmstead

Stacey Olmstead
Stacey Olmstead

State of Arkansas
County of Sebastion

On this 27th day of May, 1999, before me the undersigned authority, personally appeared **Andrew Olmstead** and **Stacey Olmstead**, 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: _____

DARLEEN DIMMITT NOTARY PUBLIC COMM. EXP. 03-01-2010 SEBASTIAN COUNTY, AR

Darleen Dimmitt
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: $ 206,000.00

Stephen Merrill
Affiant

Sworn and subscribed before me on the 28th day of May, 1999.

My Commission Expires: _____

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

Notary Public

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 11503 PG. 458

0593750

IDENTIFIER & REFERENCE

99 JUN -1 PM 3:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
206000.00
CON TX 762.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 773.20
CHECK 773.20

06/01/99 01 15:57 0001 3251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467785