THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

BOOK 11505 PG. 777

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Edgar D. Calvert 1833 Fox Chase Drive Goodlettsville, TN 37072	Cumberland Bank 101 Public Square Gallatin, TN 37066	10D 23184 7-148

FOR AND IN 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,

Jean Sook Nicholas, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BE THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edgar D. Calvert, unmarried

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, Tennessee, being Lot Number 24, on the Plan of Fox Chase Meadows, of record in Plat Book 5200, Page 194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

99 JUN-1 PM 8:05
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF THE DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
05594208

Being the same property conveyed to Jean Sook Nicholas, a married woman by Deed of record in Book 11004, Page 560, Register's Office for Davidson, County, Tennessee.

Gene R. Nicholas, spouse of Jean Sook Nicholas, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1833 Fox Chase Drive Goodlettsville, TN 37072

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 OUR HANDS THIS 26th day of May, 1999

Jean Sook Nicholas — Gene R. Nicholas

Jean Sook Nicholas **Gene R. Nicholas**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, Jean Sook Nicholas and husband, Gene R. Nicholas

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 26th day of May, 1999

K. J. Shelton
Notary Public

My Commission expires September 25, 1999

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me,

of

with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the

of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this

Notary Public

My Commission expires:

3735 02/01 0101 03CHECK 58.20

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,000.00

Johnnie L Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of May, 1999

K. J. Shelton

My Commission Expires: 09/25/99

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11505 PG. 779

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

0594208

REFERENCE

99 JUN -1 PM 8:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
256000.00
CON TX 947.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 958.20
CHECK 958.20

06/01/99 01 20:09 0001 3719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468249