BOOK 11514 PG. 849

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur A. Guilbault	New Owners	MAP 43-13
(NAME)	(NAME)	
257 Maple Street		PARCEL 65
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Estate of Marvin W. Drake, Dec. and James W. Drake and wife, Judy Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur A. Guilbault and wife, Pascualita L. Guilbault

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:

BEING Lot No. 68 in Block B on the plan of Forest Park Subdivision at Madison, Tennessee, as the same appears of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 68 fronts 50 feet on the north side of Maple Street and runs back Northerly 150 feet to a dead line.

Being the same property conveyed to Marvin E. Drake and James W. Drake by deed from Ruby L. Drake, of record in Book 8043, Page 818, Register's Office for Davidson County, Tennessee, reserving to herself a life estate. The said Ruby L. Drake having since died. The said Marvin E. Drake a/k/a Marvin Edward Drake having died on May 10, 1998 in Davidson County, Tennessee and pursuant to his Last Will and Testament in Will Book 228, Page 156 *, Probate Court of Davidson County, Tennessee One half interest was devised to Lynda Justice Drake.

*Docket #99P867

Judy Drake, spouse of James W. Drake, joins in this conveyance for the express purpose of conveying any marital rights which she may have in said property, both now or in the future.

unimproved ( )
This is improved (X) property, known as 257 Maple Street, Madison, TN 37115
(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 28th day of May, 19 99

Estate of Marvin W. Drake, Dec.
By: Lynda Justice Drake, Executrix
Lynda Justice Drake, Executrix

James W. Drake

Judy Drake

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Drake, and wife, Judy Drake

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of May, 19 99

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lynda Justice Drake, and with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix and respectively of the Estate of Marvin W. Drake, Dec. the within named bargainor, and corporation, and that she as such Executrix 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 Lynda Justice Drake as such Executrix, and attesting the same by the said as such .

Witness my hand and official seal at office at Goodlettsville, TN on this the 28th day of May 19 99.

My commission expires 11-27-99

Notary Public

05596351
RECORDED FOR REFERENCE
JUN-7 PM12:41
REGISTER
DAVIDSON COUNTY, TN.
5982 06/07 0101 03CHECK 232.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11514 PG. 851

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

0596351

IDENTIFICATION REFERENCE

99 JUN -7 PM 12:41

REGISTER
DAVIDSON COUNTY, TN.

CAMT	59900.00
CON TX	221.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	232.63
CHECK	232.63

06/07/99 01 12:45 0001 5982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 14704