0604725

IDENTIF. & REFERENCE

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Send Tax Bills to : New Owner
Allen F. Hall III
1506 Ogden Drive
Nashville, TN 37218
(address)

99 JUN 28 PM 1:16

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Map: 80
Group: 08
Parcel: 228.00

PICK-UP

WARRANTY DEED

BOOK 11545 PAGE 543

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Melba Elaine Judd, have bargained and sold and by these presents do hereby transfer and convey unto, Allen F. Hall III and wife Cheryl D. Hall, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Being Lot No. 82 on the Plan of Bordeaux Hills, Section Four, of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 54.0 feet on the southeasterly side of Ogden Drive, and runs back between line 135.0 feet on the northeasterly side, and 144.0 feet on the southwesterly side, to a line in the rear on which it measures 80.54 feet.

THIS CONVEYANCE is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of conveyance.

Being the same property conveyed to Shepherd W. Cofer and wife Gladys Cofer by deed of record in Book 4103, page 385, in the Register's Office for Davidson County, Tennessee. The said Shepherd W. Cofer and Gladys Cofer now being deceased leaving as their only heir at law Melba Elaine Judd as evidenced in an Affidavit of Heirship being recorded simultaneously recorded herewith.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Allen F. Hall III and wife Cheryl D. Hall, their heirs and assigns, in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

AND I DO COVENANT with the said Allen F. Hall III and wife Cheryl D. Hall, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Allen F. Hall III and wife Cheryl D. Hall, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 17 day of June, 1999.

Melba Elaine Judd
Melba Elaine Judd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Melba Elaine Judd, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 17th day of June, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

November 20, 2002

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$58,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melba Elaine Judd
AFFIANT

Subscribed and sworn to before me this the 17th day of June, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES :

November 30, 2002

06/25/99 0101 03CHECK 225.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11545 PAGE 545

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

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IDENTIF. ↑ REFERENCE

99 JUN 28 PM 1:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	225.60
CHECK	225.60

06/28/99 01 13:22 0001 5013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483494