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00053853

IDENTIF. & REFERENCE

99 JUN 30 AM 8:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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: 40852
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie L. Townsend 1014 Battlefield Drive Nashville, TN 37204	First Union Mortgage Corporation 1100 Corporate Center Drive Raleigh, NC 27607-5066

TAX MAP-PARCEL NUMBERS: 118-05-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 149,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne Ward, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie L. Townsend,** 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. 2 on the Plan of J. Leroy Davis Subdivision of parts of Lots No. 7 and 8 in Noelton not of record and part of Lot No. 7 on the unrecorded Subdivision of Noelton described according to a Mortgage Loan Inspection by John Kohl & Co., P.C., RLS dated May 10, 1999, file no. 38238-76 as follows:

SAID Lot No. 2 fronts 70 feet on the northerly margin of Battlefield Drive and extends back 147.2 feet on the westerly line and 159.5 feet on the easterly line to a dead line in the rear, measuring 55.1 feet thereon.

BEING part of the same property conveyed to Suzanne Ward, unmarried, by deed from Edward D. Pitts of record in Book 7695, page 121, Register's Office for said County.

Description Reference: Described according to Mortgage Loan Inspection by John B. Kohl, III, Tennessee Surveyor license no. 100, 400 7th Avenue South, Nashville, TN 37203, File/Job no.38238-76, Dated May 10, 1999.

This conveyance is subject to: Taxes for 1999, and subsequent years.

d19S 06/30 0101 CHECK 565.83

This is improved property, known as: 1014 Battlefield Drive, Nashville, TN 37204

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 29th day of June, 1999.

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Suzanne Ward

State of Tennessee
County of Davidson

On this 29th day of June, 1999, before me the undersigned authority, personally appeared **Suzanne Ward**, 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: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 149,900.00

Affiant

Sworn and subscribed before me on the 29th day of June, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0605853
IDENTIF. ↑ REFERENCE

99 JUN 30 AM 11:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	149900.00
CON TX	554.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	565.63
CHECK	565.63

06/30/99 01 11:09 0001 6198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484662