BOOK 11550 PAGE 204

0605857

IDENTIF. → REFERENCE

99 JUN 30 AM 11:06

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: 40992
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen R. Hays Deborah S. Hays 1309 Falkirk Court Nashville, TN 37221	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 142-16-A-090

1084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 290,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glenn S. Thomas and spouse, Julianne B. Thomas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen R. Hays and spouse, Deborah S. Hays,** 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. 90 on the Plan of Phase Two, Devon Park, of record, in Plat Book 6250, page 432, Register's Office for said County.

SAID Lot No. 90 fronts 85.00 feet on the southwesterly margin of Falkirk Court and extends back between parallel lines 141.56 to a dead line in the rear.

BEING the same property conveyed to Glenn S. Thomas and spouse, Julianne B. Thomas by deed from Dr. Charles Ross Frakes and spouse, Susan M. Frakes of record in Book 8142, page 653, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 432, said Register's Office, which Plan shows a 20 foot minimum building setback line from Falkirk Court, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the northeasterly and rear line of said lot and a 10 foot telephone and electric easement along the front line of said lot and a fire hydrant on the front portion of the southwesterly line and a storm sewer inlet along the front half of the northeasterly line of said lot; Storm Water Detention Agreements of record in Book 6145, page 252, and Book 6503, page 144, said Register's Office.Restrictive Covenants (Sec. 8-B) requires notice to be given to the Homeowners Association upon transfer of a lot.The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1309 Falkirk Court, 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 28th day of June, 1999.

Glenn S. Thomas
Glenn S. Thomas

Julianne B. Thomas
Julianne B. Thomas

State of Tennessee
County of Davidson

On this 28th day of June, 1999, before me the undersigned authority, personally appeared **Glenn S. Thomas** and **Julianne B. Thomas**, 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.

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

My Commission Expires: _____

_____
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: $ 290,000.00

_____
Affiant

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

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

My Commission Expires: _____

_____
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

0605857

IDENTIF. & REFERENCE

99 JUN 30 AM 11:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	
	290000.00
CON TX	1073.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1084.00
CHECK	1084.00

06/30/99 01 11:13 0001 6202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484666