Bd 1

WARRANTY DEED

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

BOOK 11554 PAGE 708

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

x Claire Bird 06-24-99
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 1999.

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire I. Bird	Union Planters Bank, National Association	93-16-354
(NAME)	(NAME)	
71 Donelson Street	401 Union Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37219	
(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, Carrie B. Williams and Flavel Readus, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claire I. Bird, 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 the southerly 10' of Lot No. 12 and all of Lot No. 13 in Block "C", Hermitage Addition to South Nashville plan of record in Plat Book 57, Pages 42 & 43 , Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elmer C. Williams and wife, Carrie B. Williams and Flavel Readus by deed of record in Book 6247, Page 679, Register's Office for Davidson County, Tennessee.

The said Elmer C. Williams having since deceased.

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

unimproved ☐

This is improved ☒ property, known as 71 Donelson Street, Nashville, TN 37210
(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.

0606918
IDENTIF. ↑ REFERENCE

99 JUL -1 PM 6:06
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

00-451 RECORDED 07/01 1534

Witness my/our hand(s) this 24th day of June, 1999.

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Carrie B. Williams

Carrie B. Williams

Flavel Readus

Flavel Readus

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 Carrie B. Williams and Flavel Readus the bargainors, 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 Nashville, Tennessee, this 24th day of June, 1999.

Kimberly R. Parker

Notary Public

2-18-2002
Commission expires

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

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

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0606918

IDENTIF. & REFERENCE

99 JUL -1 PM 6:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

07/01/99 01 18:08 0001 7334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485767