63

Maximum Principal Indebtedness For Tennessee Recording Tax Purpose Is $ $1,500.00

prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
~~NASHVILLE, TN 37214~~

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ $1,500.00

L Smith
Affiant

Subscribed and sworn to before me this 23 day of June, 1999.

LARA D. BUNDY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My commission expires

Notary Public

My Commission Expires May 13, 2003

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WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
884 ERMA DRIVE NASHVILLE, TN	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 148/12/67

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

FRANCES W. KAY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MICHAEL MORETTI

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 884 ERMA DRIVE, NASHVILLE, TN

0608690
IDENTIF. + REFERENCE
99 JUL -7 AM 10:00
ILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
9259 07/07/1999 08:08:08 316.55

Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ _____

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23 day of June, 1999.

Frances W. Page

State of Tennessee
County of Davidson

On this 23 day of June, 1999, before me personally appeared Frances W. Page to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

LARA D. BUNDY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires May 13, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

EXHIBIT "A" - LEGAL DESCRIPTION

See Appendix A

Land in Davidson County, Tennessee, being LOT No. 16 on the Plan of Hazelwood, Section 2-A, as of record in Book 3500, page 27, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Irma Drive, at the corner of Lots Nos. 16 and 17; thence with the line between said two lots northeasterly 110 feet to the corner of LOTs Nos. 15, 16 and 17; thence with the line between Lots Nos. 15 and 16, northwesterly 108.53 feet to the easterly margin of Irma Court; thence with the same southwesterly 26.79 feet to a concrete monument at the beginning of a slight curve; thence around said curve having a radius of 50 feet, southwesterly 36.13 feet, and continuing with said Court southwesterly 48.86 feet to the beginning of another curve; thence around said curve having a radius of 25 feet, southeasterly 39.27 feet to the northeasterly margin of Irma Drive; thence with same southeasterly 106 feet to the beginning.

Being the same property conveyed to Ray L. Elmy and wife, Delores R. Elmy, by deed from Jack Williams and wife, Frances Williams, of record in Book 3812, page 122, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. KAY AND WIFE, FRANCES W. KAY, BY DEED FROM ROY L. ELMY AND WIFE, DELORES R. ELMY, DATED JUNE 22, 1979, AND RECORDED JUNE 25, 1979 IN BOOK 4722, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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

0608690

IDENTIFICATION REFERENCE

99 JUL -7 AM 10:00

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

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CAMT	81500.00
CON TX	301.55
PRFEE	1.00
VDEED	12.00
CFEE	2.00
TOTAL	316.55
CHECK	316.55

07/07/99 01 10:02 0001 9259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487643