prepared by

RETURN TO: TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2030 ELM HILL PIKE SUITE 100
NASHVILLE TN 37214

6

**Maximum Principal Indebtedness**
**For Tennessee Recording Tax**
**Purpose Is $** 101,500.00

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $101,500.00

Affiant

BOOK 11585 PG. 629

Subscribed and sworn to before me, this 15 day of July, 1999.

My commission expires

Notary Public

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

# WARRANTY DEED

| Address of New Owner & Send Tax Bills to: | Prepared By: Linda R. Kosack, Atty.<br>8109 Wikle Road, East<br>Brentwood, TN 37027 |
|---|---|
| 2955 HILLHURST DRIVE<br>NASHVILLE, TN | Return To: TransContinental Title Company<br>2630 Elm Hill Pike, Ste. 100<br>Nashville, TN 37214 |

map & parcel no. 060-07-0/091.00

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,

**WALLACE F. McCOY AND WIFE, PEGGY McCOY**

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

**ERIC F. GARDNER AND LISA D. SWETT-GARDNER**

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF HILLHURST ACRES, SECTION 3, OF RECORD IN BOOK 2331, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WALLACE F. McCOY AND WIFE, PEGGY McCOY, BY WARRANTY DEED FROM ROGER T. WHITLEY AND WIFE, HELEN H. WHITLEY, DATED MAY 29, 1994, AND RECORDED MAY 31, 1994 IN BOOK 4820, PAGE 728, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

~~AND BEING FURTHER CONVEYED TO ERIC.P. GARDNER AND LISA D. SWETT-GARDNER BY WARRANTY DEED BEING RECORDED SIMULTANEOUSLY HEREWITH.~~

Property Address: 2955 HILLHURST DRIVE, NASHVILLE, TN

99 JUL 23 PM 12:43

06151844

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.

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 15 day of July, 1999.

Wallace J. McCoy

Peggy McCoy By Atty in Fact
Wallace J. McCoy

State of Tennessee
County of Davidson

On this 15 day of July, 1999, before me personally appeared Wallace McCoy and Peggy McCoy 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 their free act and deed.

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

Witness my hand and official seal,
My Commission Expires:

My Commission Expires
May 13, 2003

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 |

BOOK 11585 PG. 631

06151845

99 JUL 23 PM 12:43

101500.00
375.55
1.00
5.00
2.00
386.55
386.55
10:47 0001 6230

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1494529