This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072
New Owner's
Send Tax Bills to :
Willie Parrish
1808 10th Ave North
Nashville, TN 37208
(address)

Map: 71
Group: 15
Parcel: 341.00

BOOK 11585 PG. 654

98 SEP 23 PM 12:45

0615183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Carolyne Y. Tyler, have bargained and sold and by these presents do hereby transfer and convey unto, Willie Parrish and Barbara Hendrix, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

Land in Davidson County, Tennessee being the West 129 Feet of Lot No. 70 on the map of Benedict Land Company's Subdivision of the Lindsey Tract of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 56.5 feet, more or less, on the easterly side of North Second Street and runs back between parallel lines along the South margin of Richardson Street, 129 feet to a dead line.

Being the same property conveyed to Carolyne Tyler, be Warranty Deed from LeRoy Goins, Jr., dated August 31, 1998, recorded September 14, 1998, of record in Book 11109, page 870, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 11108, page 201, in the Register's Office for said County.

THIS CONVEYANCE is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of conveyance.

[illegible] 270.00

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Willie Parrish and Barbara Hendrix, their heirs and assigns, in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

AND I DO COVENANT with the said Willie Parrish and Barbara Hendrix, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Willie Parrish and Barbara Hendrix, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 21st day of July, 1999.

Carolyne Y. Tyler

Carolyne Y. Tyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Carolyne Y. Tyler, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 21st day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

November 30, 2002

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$70,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carolyne Y. Tyler

AFFIANT

Subscribed and sworn to before me this the 21st day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES : **November 30, 2002**

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. 656

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99 JUL 23 PM 12:45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494533