PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41105
Dav. Co. File: Box 8

99 JUL 27 PM 12:01
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

06163386

ADDRESS NEW OWNER:

Jesse L. Tate
Carolyn H. Tate
3901 Albert Drive
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:

Same

BOOK 11589 PG. 829

TAX MAP-PARCEL NUMBERS: 118-13-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 200000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ethel Schulman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse L. Tate and spouse, Carolyn H. Tate,** 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. 15 on the Plan of Lipscomb Heights, of record in Book 2083, page 61, said Register's Office.

SAID Lot No. 15, which is a corner lot, fronts 130 feet on the westerly margin of Albert Drive and fronts 130 feet on the southerly margin of Caldwell Lane, said frontages being joined by a curve having a length of 31.42 feet, and extends back 150 feet on the southerly line and 150 feet on the westerly line, to a point of intersection.

BEING the same property conveyed to Rose Schulman by deed from Paul E. Moore and wife, Delphine Moore and John A. Moore and wife, N.R. Moore, of record in Book 2248, page 437, said Register's Office. Rose Schulman has since died, unmarried and intestate, David Schulman and Ethel Schulman were her sole heirs-at-law. The said David Schulman subsequently conveyed all of his interest in subject property to Ethel Schulman by deed of record in Book 4306, page 491, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2083, Page 61, said Register's Office, which Plan shows a 40 foot minimum building setback line from Caldwell Lane and Albert Drive and 10 foot easement for public utility purposes along the southerly line(s); Restrictive covenants of record in Book 2196, page 106, said Register's Office.

This is improved property, known as: 3901 Albert Drive, Nashville, TN 37204

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 26th day of July, 1999.

Ethel Schulman
Ethel Schulman

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State of Tennessee
County of Davidson

On this 26th day of July, 1999, before me the undersigned authority, personally appeared **Ethel Schulman**, 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.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 200000.00

Affiant

Sworn and subscribed before me on the 26th day of July, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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

06616386

IDENTIF. ← REFERENCE

99 JUL 27 PM 12:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11589 PG. 831

	[illegible]100.00
[illegible] TX	40.00
PRFEE	1.00
[illegible]	5.00
CFEE	2.00
TOTAL	753.00
CHECK	753.00

07/27/99 [illegible] 12:02 3001 7542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495809