| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ ] | ] | ] |
| [ Trae Michael Kerr ] | Bank of America, N.A., A D/B/A of NationsBank, N.A. ] | ] |
| [ Callie R. Kerr ] | Attn: Tax Dept. ] | MAP and PARCEL ] |
| [ 3908 Creekside Drive ] | 6200 Gateway ] | 148-10 44 ] |
| [ Nashville, TN 37211 ] | Cypress, CA 90630-6013 ] | ] |

[ This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law ]
[ P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joy Lynn Self NKA Joy Lynn Stephens, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Trae Michael Kerr and Callie R. Kerr, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Locustwood, Section 5, of record in Book 2663, Page 43, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 178 fronts 85 feet on the easterly side of Creekside Drive and extends back 153.5 feet on the northerly line and 179 feet on the southerly line to a dead line, measuring 86.1 feet thereon.**

**Being the same property conveyed to Warren S. Self and wife, Joy Lynn Self, by deed from Cortlandt T. Riggs, Executor of the Estate of Joel T. Riggs, of record in Book 10179, Page 632, Register's Office for Davidson County, Tennessee. The said Warren S. Self and Joy Lynn Self having since divorced and by virtue of a Quitclaim Deed of record in Book 10603, page 969, said Register's Office, Warren Scott Self conveyed his interest in said property to Joy Lynn Self. Warren S. Self and Warren Scott Self being one and the same person. Joy Lynn Self is now known as Joy Lynn Stephens.**

**This is property with a common address of 3908 Creekside Drive, Nashville, TN 37211.**

0263 08/02 0101 03CHECK 317.73

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantee; 2) The plan of record in Book 2663, Page 413, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 2739, page 397, said Register's Office.**

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $82,900.00 ]
[ ]
[ ]
[ Subscribed and sworn before me this 30th day of July, 1999. ]
[ ]
[ My Commission Expires: 3/23/2002 ]

Affiant

Notary Public

NOTARY PUBLIC AT LARGE

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **30th** day of **July, 1999**.

Joy Lynn Self NKA Joy Lynn Stephens

**Joy Lynn Self NKA Joy Lynn Stephens**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Joy Lynn Self NKA Joy Lynn Stephens, unmarried** , with whom I am personally acquainted, or who 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 office this **30th** day of **July, 1999**.

**Notary Public**
**My Commission Expires:** 3/23/2002

NOTARY PUBLIC SMITH LARGE ST

File No. 9907-152

06188862

IDENTIF. & REFERENCE

99 AUG -2 PM 1:35

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 11599 PAGE 416

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 |

0618862
IDENTIF. & REFERENCE

99 AUG -2 PM 1:35

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 82900.00 |
| CON TX | 306.73 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 317.73 |
| CHECK | 317.73 |

08/02/99 01 13:40 0001 0263

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

**No.** 1498489