274

BOOK 11607 PAGE 251

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Wilson	Same	172
(NAME)	(NAME)	
2804 Call Hill Road		12B
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		295CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bryce A. Shanklin and wife, Caroline Shanklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachel Wilson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 473 on the Plan of Bradford Hills, Section Thirteen, as of record in Book 7900, page 6, amended in Book 7900, page 661, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bryce A. Shanklin and wife, Caroline Shanklin by deed from William Drake Stanfill, Jr. and wife, Rachel Allen Stanfill of record in Book 10941, page 238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The Plan of record in Book 7900, page 6, amended in Book 7900, page 661, Register's Office for Davidson County, Tennessee shows an Owners Certificate, a 20/7/3 foot minimum building setback line from front & rear/south/north and a 2.5 by 25 foot utility anchor easement located on both front corners of said lot.

Subject to restrictions of record in Book 9227, page 681, said Register's Office.

99 AUG -5 AM 9:09
REGISTER
DAVIDSON COUNTY, TN

0620662
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 2804 Call Hill Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 3rd day of August, 19 99

Bryce A. Shanklin by Caroline Kaye Shanklin
Bryce A. Shanklin

Caroline Shanklin
Caroline Shanklin

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
AUG 05 '99
503.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Bryce A. Shanklin and wife~~, Caroline Shanklin

the bargainor S, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 3rd day of August 19 99.

Commission expires 5-28-2000

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3rd day of Aug, 19 99, personally appeared before me, _____ Caroline Kaye Shanklin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Bryce A. Shanklin and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 3rd day of Aug, 19 99

My commission expires 5-28-2000

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

06206662

IDENTIF. ↑ REFERENCE

99 AUG -5 AM 9:09

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11607 PAGE 253

CAMT	133000.00
CON TX	492.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	503.10
CHECK	503.10

08/05/99 01 09:15 0001 2183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500385