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U0621233

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WARRANTY DEED

This Indenture made this **27th** day of **July, 1999** between **Lavonia Dawn Simmons-Waters and David Waters, Married, ,** GRANTOR, and **Arlene A. Dillard, unmarried ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 300 on the Plan of Buena Vista Estates, Section 6A, as of record in Book 4660, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 69.20 feet on the northerly margin of Sunnyview drive and extends back between parallel lines 150 feet to a dead line in the rear measuring 64.41 feet thereon.

Being the same property conveyed to Lavonia Dawn Simmons (now Lavonia S. Waters) by deed from Curtis Ellis Construction, Co. Inc. of record in Book 5726, page 357, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4668, page 223 and Book 4673, page 630, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 4660, page 6, Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **27th** day of **July, 1999.**

Lavonia Dawn Simmons-Waters

Lavonia Dawn Simmons-Waters

David Waters

David Waters

297.38 CHECK 0101 03/06/00 07%

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lavonia Dawn Simmons Waters and David Waters, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 27th day of July, 1999.

NOTARY PUBLIC

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $77400

Affiant

Subscribed and sworn before me this 27th day of July, 1999.

NOTARY PUBLIC

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: _____

My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
Arlene A. Dillard
2996 Sunnyview Drive
Nashville, Tennessee 37218

Send Tax Bills to:
Union Federal Savings Bank
7500 W. Jefferson Boulevard
Fort Wayne, IN 46804

Map & Parcel Number:

Map 59-5 Parcel 299

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 217

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

0621233

IDENTIFICATION REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CAMT	77400.00
CON TX	286.38
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	297.38
CHECK	297.38

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500970