BOOK 11615 PAGE 881

99 AUG 11 PM 2:46

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE

U623213

This instrument prepared by:
James G. Lackey, III, Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00292371

**Record and Return To:**

Chicago Title Insurance Company

5409 Maryland Way, Suite 120

Brentwood, TN 37027

# WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME) Virnie J. Sanders | (NAME) Guaranty Trust | |
| (STREET ADDRESS OR ROUTE NUMBER) 1111 Bell Grimes Lane | (STREET ADDRESS) 600 Broadmoore Blvd. Suite 100 | Map 41-12 |
| (CITY) (STATE) (ZIP) Nashville, TN 37207 | (CITY) (STATE) (ZIP) Murfreesboro, TN 37129 | Parcel 13 |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* Gamble Williams and Ursula Amber Williams (formerly known as U. Amber Ballard), husband and wife, *have bargained and sold, and do hereby transfer and convey unto the said* Joyce L. Sanders, and husband Virnie J. Sanders *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bellshire Estates, Section 1, as of record in Book 2133, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gamble Williams and U. Amber Ballard, Both Unmarried, as joint tenants in common, with right of survivorship, by deed from Roy David Luttrell and wife, Charlotte Franklin Luttrell, of record in Book 9686, page 46, Register's Office for Davidson County, Tennessee.

4912 08/11 0101 03CHECK 392.10

*STATE OF* Tennessee
*COUNTY OF* Davidson *The actual consideration or value whichever is greater, for this transfer is $* 103,000.00
*Subscribed and sworn to before me this the* 3rd *day of* August *19* 99
*Affiant*
*My commission expires:* _____ *(Affix Seal)*
*Notary Public*

*This is unimproved ( ) improved ( x) property, known as* 1111 Bell Grimes Lane, Nashville, TN XXXXX 37207
*(House Number) (Street) (P.O. Address) (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 this* 3 *day of* August, *19* 99 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gamble Williams
*Gamble Williams*

Ursula Amber Williams
*Ursula Amber Williams*
by Gamble Williams, Attorney-in-fact

*STATE OF* Tennessee
*COUNTY OF* Williamson

*Personally appeared before me,* Eric J. York, *a Notary Public in and for said County and State,* Gamble Williams and Ursula Amber Williams, husband and wife, *the within named bargainors* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Brentwood, TN, *this* 3rd *day of* August, *19*99.

*Notary Public*

*My Commission Expires:* _____

*STATE OF* _____
*COUNTY OF* _____

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ __, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

*Witness my hand and official seal, at office in* _____, *this* ___ *day of* _____, *19*___.

*Notary Public*

*My Commission Expires:* _____

Encumbrances:

Taxes for 1999: A lien, but not yet due and payable.

Subject to all matters shown on the Plan of record in Book 2133, page 124, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of record in Book 2294, page 346, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Easements of record in Book 6209, page 516, Register's Office for Davidson County, Tennessee.

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11615 PAGE 883

| | | | | | |
|---|---|---|---|---|---|
| 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 |

062213

IDENTIF. ↑ REFERENCE

99 AUG 11 PM 2:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 103000.00 |
| CON TX | 381.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 392.10 |
| CHECK | 392.10 |

08/11/99 01 14:45 0001 4912

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

**No.** 1503082