Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
99-1476

BOOK 11623 PAGE 305

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Don Ricky Pass, unmarried, Oliver C. Pass, III, and Joe Allen Pass and wife Jan Dunn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Oliver C. Pass, III and wife Judy M. Pass**, 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 lots. 17, 18, and the north 32 feet of Lot No. 19 on the revised and corrected map of Bernice L. Dickerson's Subdivision in the 11th District of said County, and described according to a copy of a survey thereof made January 27, 1933 by Erle Drake, County Surveyor, as follows:

Beginning at a point in the westerly margin of Lanier Drive 18 feet north of the common corner of Lots Nos. 19 and 20, being 1 Foot 4 inches north of the northeast corner of the property conveyed to James M. Agee and Mary Elizabeth O'Connor by deed from Bernice L. Dickerson, trustee, etc., of record in Book 1044, Page 208 Register's Office for said County; thence westerly parallel to the north line of the Agee and O'Connor Lot 196.2 feet to a point; thence north 16 deg 9 min. west 132 feet to a point, the common corner of lots nos. 16 and 17; thence with the line between said lots easterly 200.7 feet to the westerly margin of Lanier Drive; thence with the west margin of said drive southerly 132 feet to the point of beginning.

Being the same property conveyed to Oliver C. Pass, Jr. and wife Lucille B. Pass by deed of record in Book, 1390, Page 470, Registers office for said County. The said Oliver C. Pass, Jr. pre-deceased Lucille B. Pass, who is now deceased, leaving as her only issue and heirs at law, Oliver C. Pass, Jr., Don Ricky Pass, and Joe Allen Pass. The undersigned Grantors execute this conveyance with intent of vesting title to the subject premises in Oliver C. Pass, III and wife Judy M. Pass.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

**This is improved property, known as: 212 & 216 Lanier Drive, Madison TN .**

**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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF** this 11th day of August, 1999

Don R. Pass
**Don Ricky Pass**

Oliver C. Pass III
**Oliver C. Pass, III**

Joe Allen Pass
**Joe Allen Pass**

Jan Dunn
**Jan Dunn**

99 AUG 17 PM 2:52
ALL TAXES PAID
DAVIDSON CO. TN. REGISTER
COUNTY, TN.

IDENTIF. & REFERENCE
06254 43

**State of Tennessee )**
**County of Davidson )**

BOOK 11623 PAGE 306

On this 11th day of August, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Joe Allen Pass, Jan Dunn, Don Ricky Pass, and Oliver C. Pass, III** the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 50,000.00.**

X Oliver C Pass III
Affiant

Sworn and subscribed before me on ~~this the~~ 11th day of August, 1999.

Notary Public

My Commission Expires: 9-29-2001

**NEW OWNER:**
**Oliver C. Pass, III and wife**
**212 & 216 Lanier Drive**
**Madison, TN**

**RESPONSIBLE FOR TAX PAYMENT:**
**SAME**

**TAX MAP-PARCEL #:**
**43-14-76,77 & 78**

7262 08/17 0101 02CHECK 196.00

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11623 PAGE 307

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

0625443

IDENTIF. # REFERENCE

99 AUG 17 PM 2:52

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 50000.00 |
| CON TX | 185.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 196.00 |
| CHECK | 196.00 |

08/17/99 01 14:52 0001 7282

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

**No.** 1507525