Return to:

SMITH • SHOLAR • ASSOCIATES • PLLC
P. O. Box 663
Gallatin, TN 37066

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11627 PAGE 688

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **August, 1999** between GREG SPILKA and GRETA SPILKA, hereinafter called GRANTORs, and JACQUELINE D. POTTER, SINGLE, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, GREG SPILKA and GRETA SPILKA, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JACQUELINE D. POTTER, SINGLE, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1212 LAURENT ST, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
GREG SPILKA
Signature of Seller

Greta Spilka
GRETA SPILKA

0626605
IDENTIFICATION REFERENCE

99 AUG 20 AM 8:54
HAL BURNETT REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER[S] as FOLLOWS
JACQUELINE D. POTTER
1212 Laurent ST.
NASHVILLE TN 37206

SEND TAX BILLS TO
UNION PLANTERS BANK N.A.
P.O. BOX1785
MEMPHIS, TN 38101-1785

RECEIVED FOR RECORD 02/00 0101 63539

21.00

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, GREG SPILKA and GRETA SPILKA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of August, 1999.

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

JACQUELINE D. POTTER, SINGLE

Property Address:

1212 LAURENT ST
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

Map & Parcel #: MAP 83-1, PARCEL 14

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$54,400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **August, 1999.**

Notary Public

My Commission Expires: 5/28/2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the south 51 feet front and 49 feet 10 inches rear of Lot No. 27 on the Map of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, as of record in Book 843, page 79, Register's Office for said County.

BEING the same property conveyed to GREG SPILKA and GRETA SPILKA by Warranty Deed from NATIONSBANK OF TENNESSEE, N.A., of record in Book 9526, Page 765, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 83-1, PARCEL 14, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 412.34).

2. All matters as set forth on the Plan of record in Plat Book 843, page 73, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603, et seq.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0626605
IDENTIF. & REFERENCE

99 AUG 20 AM 8:54

REGISTER OF DAVIDSON COUNTY, TN.

CAMT	54400.00
CON TX	201.28
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	216.28
CHECK	216.28

08/20/99 01 08:54 0001 8539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504564