**BOX 44**

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $361,000.00.

Thomas W. Priesmeyer
**Affiant**

Subscribed and sworn to before me, this 20th day of August, 1999.

Notary Public

My Commission Expires: 4/27/99

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Thomas W. Priesmeyer and wife,<br>Donna S. Priesmeyer<br>1010 Noelton Avenue<br>Nashville, TN 37204 | SAME | Map 118-09-030<br>16DA 06235 |

1130 08/23 0101 03CHECK 1346.70

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES BACKUS AND WIFE, ANNE B. BACKUS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THOMAS W. PRIESMEYER AND WIFE, DONNA S. PRIESMEYER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southwestern part of Lot No. 15 in O. F. Noel's Subdivision, said subdivision being known as Noelton, more particularly described according to a plat and survey made August 2, 1922, by W. B. Southgate, as follows:

Beginning at a stake in the north margin of Noelton Lane, formerly 5th Street, at the southeast corner of Littleton's, formerly Durrett's lot; running thence with the north margin of Noelton Lane, eastwardly 155 feet to a stake which is the southwest corner of the lot conveyed to Ella March DeFort; thence at right angles, northwardly, with the said DeFort lot, 204 feet to a stake; thence; westwardly 163 feet 6 inches to a stake, the northeast corner of said Littleton's lot; thence with the line of the Littleton lot, southerly 200 feet to the beginning.

Being the same property conveyed to Charles Backus and wife, Anne B. Backus by deed from Jane R. King Evans and husband, Dennis Warren Evans, of record in Book 10144, page 596, Register's Office for Davidson County, Tennessee.

116923.1

This conveyance is made subject to 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 1010 Noelton Avenue, Nashville, TN 37204.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 25th day of August, 1999.

Charles Backus

Charles Backus

Anne B. Backus

Anne B. Backus

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES BACKUS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 20th day of August, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE B. BACKUS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 20th day of August, 1999.

Notary Public

My Commission Expires: 11/27/99

06272250
99 AUG 23 PM 12:13
STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
RECEIVED FOR RECORD AND DULY RECORDED IN OFFICIAL RECORDS
REGISTER'S OFFICE

116923.1

# 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 |

BOOK 11629 PAGE 929

0627250

IDENTIFICATION REFERENCE

99 AUG 23 PM 12:13

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 361000.00 |
| CON TX | 1335.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 1346.70 |
| CHECK | 1346.70 |

08/23/99 01 12:13 0001 9230

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

**No.** 1505243