mw mw

Prepared by: John G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, TN., 37214, Sup. Ct. # 2343

Warranty Deed

FROM:	JAMES T. DAVIS SR. & WIFE RUTH B. DAVIS
TO:	JAMES T. DAVIS JR., AND WIFE BARBARA K. GALBRAITH
Address:	7010 Bonnacrest Drive, Hermitage TN 37076
Send Tax Bills To:	Same
Address	Same

Map 75–9, Parcel # 15

State of Tennessee
Davidson County

The actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00

Sworn to and subscribed before me on

My Commission Expires: 3/24/2001

99 AUG 23 PM 2:05

FILED FOR RECORD

06273316

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

FOR AND IN CONSIDERATION of the sum of Ninety Thousand ($90,000.00) Dollars, paid to Grantors by Grantees, Grantors,, have this day bargained & sold, and do hereby transfer & convey unto Grantees,, their heirs and assigns, certain real estate in Davidson County Tennessee.

Land in the Davidson County, Tennessee, being lot No 589 on thePlan of Hermitage Hills, Section VI, a of record in Book 3300 page 10 Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Bonnafield Drive, the common front corners of lots Nos. 589 and 590; thence with the line between said lots Nos 589 and 590, westwardly 119.67 feet to a concrete monument at the common rear corners of lots Nos. 588, 589, and 560; thence with the line between Lots Nos 588 and 589, 100.77 feet to a point in the southerly margin of Bonnacrest Drive; thence with said margin of said Bonnacrest Drive, 112.66 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Bonnafield Drive; thence with the said margin of said Drive, 82.60 feet to the point of beginning.

Being the same real property devised 1/2 each unto James T. Davis, Sr., and Ruth B. Davis, by the Will of Mabel Flossie Welch Davis, of record in Will Book 220, page 727, Probate Court Clerk's Office for Davidson County and of record in Book 11066, page 130, Register's Office for Davidson County Tennessee, and being the same real property quitclaimed by James T. Davis Sr. and Ruth B. Davis to James T. Davis Sr. and wife Ruth B. Davis (to create a tenancy by the entirety) of record in Book 11066 page 132 RODC

This is improved property known as 7010 Bonnacrest Drive, Hermitage TN 37076

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and covenant that lawfully seized and possessed of said real estate, in fee simple, that have a good right to convey it and that the same is unencumbered, except for .

Grantor/s further covenant/s and bind/s heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we, the said grantors have hereby set our hands on .

James T. Davis Sr.

Ruth B. Davis

State of Tennessee
County of Davidson

9300 08/23 0101 03CHECK 344.00

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, James T. Davis, Sr. and wife Ruth B. Davis, with whom I am personally acquainted or who satisfactorily identified themselves to me, and did swear to and subscribe the same; and did acknowledge that they and each of them, had executed the same as the free act and deed of each and for the purposes therein contained.

Witness my hand and seal at office in Davidson County, Tennessee on .

My Commission Expires: 3/24/2001

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11630 PAGE 154

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

06273116
IDENTIF. ↑ REFERENCE

99 AUG 23 PM 2:05

ALL BA[illegible] REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

08/23/99 01 14:04 0001 9300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505309