prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

...ipal Indebtedness
...g Recording Tax
Purpose is $ 30,000

67

TN1I1029

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 30,000

Affiant

Subscribed and sworn to before me, this 4th day of August, 1999.

My commission expires: 5/20/02

Notary Public

WARRANTY DEED

BOOK 11631 PAGE 656

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
5298 SIMPKINS RD WHITES CREEK, TN 37189	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 039-00-0/101.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

DAVID J. LINVILLE AND WIFE LISA K. LINVILLE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MICHAEL SAWYERS AND ANNIE SAWYERS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 5298 SIMPKINS RD, WHITES CREEK, TN 37189

IDENTIFICATION REFERENCE

94795

99 AUG 24 AM 10:03

REGISTER
DAVIDSON COUNTY, TN.

0819 08/24 0101 03CHECK 126.00

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 4th day of August, 1999.

David J Linville

Lisa K. Linville

State of Tennessee
County of Davidson

On this 4th day of August, 1999, before me personally appeared David J. Linville and Lisa K. Linville to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:
5/20/02

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

EXHIBIT "A" - LEGAL DESCRIPTION

TN1I11029

See Appendix A
LAND IN THE 14TH, FORMERLY 24TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PART OF LOT NO 4 ON THE PLAN OF THE ESTATE OF VINCENT CARNER, DECEASED, OF RECORD IN MIN. BOOK "I", PAGE 584, OF THE CHANCERY COURT AT NASHVILLE, CONTAINING 49 ACRES AND A PART OF A TRACT LYING IMMEDIATELY EAST OF SAID LOT 4, CONTAINING 14 ACRES, AND BEING SHOWN ON A COPY OF A SURVEY THEREOF MADE BY STEPHEN A. DRAPER, SURVEYOR, UNDER DATE OF AUGUST 4, 1955, AND BEING PART OF THE DIVISION OF THE LANDS OF MARGARET W LARKINS SHOWN ON SAID SURVEY, AND DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE CENTER LINE OF BURGESS ROAD, THE SOUTHWEST CORNER OF THIS TRACT, AND THE NORTHWEST CORNER OF A TRACT OF 6.5 ACRES MARKED "EARL SAWYER", THENCE ALONG SAWYER'S NORTH LINE SOUTH 81 DEG. EAST 820 FEET TO A POINT IN A FENCE LINE; THENCE NORTH 1 DEG. WEST 410 FEET TO A POINT IN SAID FENCE, A CORNER OF A TRACT MARKED "NANCY LARKINS VANCE"; THENCE WITH HER SOUTH LINE NORTH 81 DEG. WEST 480 FEET TO A POINT IN A DRAIN; THENCE WITH SAID DRAIN, SOUTH 83 DEG. 38' WEST 275 FEET TO THE CENTER LINE OF BURGESS ROAD; THENCE WITH THE CENTER LINE OF THE SAME, SOUTH 16 DEG. WEST 63 FEET TO A POINT OPPOSITE A LANE, SOUTH 15 DEG. 30' EAST 111 FEET, AND SOUTH 26 DEG. 30' WEST 163 FEET TO THE POINT OF BEGINNING.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11631 PAGE 659

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

0627795

RECEIVED * REFERENCE

99 AUG 24 AM 10:03

REGISTER
DAVIDSON CO. TN.

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	126.00
CHECK	126.00

08/24/99 03 10:03 0001 9819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505818