99 SEP -3 AM 9:49
REGISTER
DAVIDSON COUNTY, TN.

06322210
IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40800
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jack W. Draper, Jr. ~~1114 Stonewall~~ Dr. ~~Nashville, TN~~ 37220	SAME

TAX MAP-PARCEL NUMBERS: 118-14-042

WARRANTY DEED

4555 05/03 0101 03CHTCK 566.00

FOR AND IN CONSIDERATION of the sum of **$ 150000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy D. Brock, as Executrix with power to sell, lease, encumber and otherwise convey, as set forth under the will of Margaret G. Draper,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack W. Draper, Jr.,** 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 Lot No. 11 on the Plan of Caldwell Court, as of record in Book 2854, page 74, Register's Office for said County.

SAID Lot No. 11 fronts 38.38 feet on the westerly side of Caldwell Court and extends back 186.7 feet on the northerly line and 210.1 feet on the southerly line to a dead line on which it measures 165.57 feet.

BEING the same property conveyed to Jack W. Draper and wife, Margaret G. Draper, by deed from Alene W. Waldrip, a widow, of record in Book 8354, page 881, Register's Office for Davidson County, Tennessee. The said Jack W. Draper and Margaret G. Draper have both since died, with Jack W. Draper predeceasing Margaret G. Draper. The Will of Margaret G. Draper of record in Will Book 222, page 123, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Nancy D. Brock, as Executor with the power to sell, lease, encumber or otherwise convey. Letters testamentary of record in Minute Book 433, page 166, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 2854, page 74, said Register's Office which shows an Owner's Certificate, a 30 foot minimum building setback line from Caldwell Court and a 10 foot easement for public utility and drainage purposes along the rear and northerly line of said lot, and a 2.5 X 20 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 3605 Caldwell Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 1st day of September, 1999.

Nancy D. Brock, executrix
Nancy D. Brock, Executrix

State of Tennessee
County of Davidson

On this 1st day of September, 1999, before me the undersigned authority, personally appeared Nancy D. Brock, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150000.00

Affiant

Sworn and subscribed before me on the 1st day of September, 1999.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11649 PAGE 39

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

CHECK 555.00

09/03/99 01 09:51 0001 4560

4560 09/03 0101 CHECK 0.00

VOID

CO FEE 55.00

CO FEE 55.00

TOTAL 0.00

CHECK 0.00

09/03/99 01 09:51 0001 4559

CAMT 150000.00

CO FEE 555.00

PRFEE 1.00

MTGFEE 8.00

CFEE 2.00

TOTAL 566.00

CHECK 566.00

09/03/99 01 09:49 0001 4558

4559 09/03 0101 CHECK 0.00

0632210
IDENTIFICATION REFERENCE

99 SEP -3 AM 9:49

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512589