*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Jeffrey L. Hale
134 Timber Hills Road
Hendersonville, TN 37075

SEND TAX BILL:
*To Owner*

BOOK 11656 PAGE 702

MAP AND PARCEL:
MAP 82-03
PARCEL 423
20W-02385

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Willie Perkins, the only living heir of Alder B. Harris, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey L. Hale, married , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 31, on the Plan of J. M. Eatherly's Addition to East Nashville, of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alder B. Harris, a widow , by deed from Irvin H. Kilcrease, Chancellor in the Chancery Court for Davidson County of record in Book 11656, Page 100, Register's Office for Davidson County, Tennessee. The said Alder B. Harris having died intestate leaving her brother Willie Perkins as her only living heir. Affidavit as to Heirs attached.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

This is improved property known as 323 Cleveland Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey L. Hale, his heirs and assigns, forever; and I, Willie Perkins, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

99 SEP 10 AM 8:33
REGISTER
DAVIDSON COUNTY, TN.

06343111
FOR REFERENCE

Witness our hands this the 31st day of August, 1999.

Willie Perkins



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Willie Perkins, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. ... NOTARY PUBLIC AT LARGE ... SON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 5,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE ... NOTARY PUBLIC AT LARGE ... DAVIDSON COUNTY

FIRST AMERICAN TITLE GUARANTY COMPANY

AFFIDAVIT AS TO HEIRS

BOOK 11656 PAGE 701

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of August, 1999, before me personally appeared: John Randolph of Nashville, Tennessee to me personally known, who being by me duly sworn, pursuant to Tennessee Code Annotated, Section 30-2-712, for the purpose of establishing ownership in the following described property, on oath did say that Affiant is familiar with the family history of Alder B. Harris, deceased who was the owner of the following property known as:

323 Cleveland Street, Nashville TN 37207

And that said decedent died on the 8th day of August, 1988, and that the place of residence and homestead, at the time of death, was as follows: 323 Cleveland Street, Nashville TN 37207. Alder B. Harris died in General Hospital in Nashville.

And Affiant further states that said deceased left surviving the following persons, as heirs or otherwise interested in the estate:

Name of widow or widower - None

Divorced wife or husband - None

Children - None

Siblings - James Perkins, deceased; John Henry Perkins, deceased, Raymond Lee Perkins, deceased, and Willie Perkins, the only living heir.

Adopted children- None

Decendants of deceased children - none

CHECK 09/30 01:01 03CHECK 33.50

And Affiant further states that said decedent left no other children or adopted or descendants of deceased children or adopted children.

And that all of the above parties are over the age of twenty-one years, except the following:

Names of minors

And said deceased did not leave a will

And that the debts against said estate, if not paid, have expired

T.C.A. Section 30-2-712 provides that whomever shall willfully corruptly and falsely swear to any statement in an affidavit of heirship known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E. Felony.

John Randolph

John Randolph 24 14th Avenue South

Subscribed and sworn to before me this the day and year above written

My commission expires: 1/27/2001

Gene W. Floyd

Notary Public

GENE W. FLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11656 PAGE 705

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0634311

CANCEL REFERENCE

99 SEP 10 AM 8:33

REGISTER
DAVIDSON COUNTY, TN.

| | | | |
|---|---|---|---|
| CAMT | 5000.00 | | |
| CON TX | 18.50 | | |
| PRFEE | 1.00 | | |
| WDEED | 12.00 | | |
| CFEE | 2.00 | | |
| TOTAL | 33.50 | | |
| CHECK | 33.50 | | |

09/10/99 01 08:34 0001 6808

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

**No.** 1514804