U6427434
FEE $ 13.00 REGISTER'S FEE
99 OCT -4 PM 1:11
REGISTER
DAVIDSON COUNTY, TN.

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: 41244
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Philip B. Holland
Tracy L. Holland
1425 Hampshire Place
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:

Chase Manhattan MortgageCompany
155 Franklin Road, Suite 350
Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 142-16-A-081

BOOK 11687 PAGE 612

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 307000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David L. Clarke and spouse, Deborah M. Clarke,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip B. Holland and spouse, Tracy L. Holland,** 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. 81 on the Plan of Devon Park, Phase Two of record in Plat Book 6250, Page 432, Register's Office for said County.

SAID Lot No. 81 fronts 80.00 feet on the westerly margin of Hampshire Place and extends back between parallel lines 139.50 feet to a dead line in the rear, measuring 80.00 feet thereon.

BEING the same property conveyed to David L. Clarke and wife, Deborah M. Clarke by deed from M. A. Abolfazli and wife, Zohre Abolfazli of record in Book 7690, Page 573, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 432, said Register's Office, which Plan shows a 25 foot minimum building setback line from Hampshire Place, together with a designated building site and 10 foot easement for public utility and drainage purposes along the rear line(s), and a 10 foot electric and telephone easement locted on the easterly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, Page 7, Book 6541, Page 542, Book 6967, and Page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1425 Hampshire Place, Nashville, TN 37221

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 30th day of September, 1999.

David L. Clarke

Deborah M. Clarke

State of Tennessee
County of Davidson

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On this 30th day of September, 1999, before me the undersigned authority, personally appeared **David L. Clarke** and **Deborah M. Clarke**, 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.

Notary Public

State of Tennessee
County of Davidson

My Commission Expires 7/26/2003

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 307000.00

Affiant

Sworn and subscribed before me on the 30th day of September, 1999.

My Commission Expires

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 7/26/2003

1146-90 11687 0201 03DEED 10/04 0101 $45.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11687 PAGE 614

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

0642434

RECEIVED FOR RECORDING & REFERENCE

99 OCT -4 PM 1:11

REGISTER
DAVIDSON COUNTY, TN.

CAMT
307000.00
CON TX 1135.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1146.90
CHECK 1146.90

10/04/99 01 13:14 0001 5451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523340