18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11688 PAGE 676

WARRANTY DEED

30TH WM

THIS INDENTURE is made and entered into this ~~20th~~ day of **September, by and between WANDA Y. MOORE, UNMARRIED, hereinafter called GRANTOR, and MELVITA D. JONES, UNMARRIED, hereinafter called GRANTEE.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GRANTOR, does hereby bargain, sell, transfer and convey unto MELVITA D. JONES, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 701 WILSONWOOD PLACE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HERSELF, his/her successors, heirs and assigns, to warrant and foreve. defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____
WANDA Y. MOORE, Signature of Seller

99 OCT -4 PM 3:32
REGISTER
DAVIDSON COUNTY, TN

0642734

REFERENCE

762 10/04 0101 03CHEC

20.00

INDIVIDUAL.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WANDA Y. MOORE, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th 30th day of September, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

MELVITA D. JONES, UNMARRIED

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Property Address:

701 WILSONWOOD PLACE
NASHVILLE, TN 37206

Person Responsible for Taxes:

Map & Parcel #: MAP 083-07-0, PARCEL 168.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$67,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th 30th day of **September, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 28 on the Map of Rolling Acres No. Two, Section Two of record in Book 1424 at page 74 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to WANDA Y. MOORE, UNMARRIED, by Warranty Deed from GLADYS M. DAVIDS, UNMARRIED, ET AL, of record in Book 8806, PAGE 43, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

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1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 083-07-0, PARCEL 168.00, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 676.29).

2. All matters as set forth on the Plan of record in Plat Book 1424, page 74, said Register's Office, which plan includes a 30-foot minimum building setback line from WILSONWOOD PLACE; a 10-foot public utility and drainage easement along the BACK lot line; and a 10-foot public utility and drainage easement along the southern lot line.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0642734

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

99 OCT -4 PM 3:32

CAMT	67500.00
CON TX	249.75
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	264.75
CHECK	264.75

10/04/99 01 15:35 0001 5762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523651