Box 5

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BOOK 11686 PAGE 359

RECORD AND RETURN TO:

SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)38342 FILE BOX "7"

99 OCT -8 AM 11:51

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES 11/25/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL #
BRIAN WAIT et ux **709 BOSCOBEL STREET** **NASHVILLE, TENNESSEE 37206**	SAME	82-16-306 1SW 5620

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, ALAN K. WILLIAMS and wife, JEANETTE F. WILLIAMS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN WAIT and wife, KRISTINA WAIT**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW TO-WIT:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Described land situated in the City of Nashville, Davidson County, Tennessee, being Lot No. 76 on the plan of J. S. William's Addition to Edgefield (now East Nashville), of record in Book 21, page 45, Register's Office for said County.

BEING the same property conveyed to Alan K. Williams, a married man, by deed from Faith Organization in Covenant for Understanding and Service (FOCUS) by David L. Webb, Co-Director, of record in Book 11399, page 98, Register's Office for Davidson County, Tennessee. The said Jeanette F. Williams, wife of Alan K. Williams, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **709 Boscobel Street, Nashville, Tennessee 37206**
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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 7TH DAY OF OCTOBER, 1999.

ALAN K. WILLIAMS

JEANETTE F. WILLIAMS

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 11693 PAGE 359

Personally appeared before, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ALAN K. WILLIAMS and wife, JEANETTE F. WILLIAMS, the bargainor with whom I am personally acquainted, (or proved me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of October, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/25/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

BOOK 11696 PAGE 361

98 SEP -9 AM 11:51

RECORDERS MEMO
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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525724