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99 OCT 13 AM 10:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

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# WARRANTY DEED

**This Indenture** made this **8th** day of **October, 1999** between **Albert A. Stratton and Amanda F. Stratton, Husband and wife, ,** GRANTOR, and **Danny Murphy, unmarried ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

**Land in Davidson County, Tennessee, being the west one-half of Lot No. 59 on the Belmont Land Company's Plan called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.**

**Said part of said lot fronts 50 feet on the south side of Linden Avenue and runs back parallel lines 188 feet to an alley.**

**Being the same property conveyed to Eudora Harvill, Albert Stratton and wife, Amanda Stratton, and Mrs. Ophelia Vestal, by deed from Elbert M. Steele and wife, Margaret W. Steele of record in Book 4233, page 341, Register's Office for Davidson County, Tennessee.**

**Ophelia Vestal having quitclaimed her interest in and to said property to Albert Stratton and wife, Amanda Stratton by Quitclaim Deed of record in Book 8385, page 816, Register's Office for Davidson County, Tennessee.**

**Eudora Harvill Having died intestate on April 5, 1998 leaving Albert Stratton and Matthew Stratton as her only heirs-at-law, and Matthew Stratton having quitclaimed his interest in and to said property to Albert A. Stratton and wife, Amanda F. Stratton by Quitclaim Deed of record in Book 11052, page 5, Register's Office for Davidson County, Tennessee.**

**Albert Stratton and Albert A. Stratton being one and the same person. Amanda Stratton and Amanda F. Stratton being one and the same person.**

**Subject to all matters of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

**Improved property known as Nashville, Tennessee 37212.**

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their 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.

**IN WITNESS WHEREOF,** Grantor s hereunto set grantor's hand(s) and seal this **8th** day of **October, 1999.**

Albert A. Stratton

**Albert A. Stratton**

Amanda F. Stratton

**Amanda F. Stratton**

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert A. Stratton and Amanda F. Stratton, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 8th day of October, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-24-2001

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $175000

Affiant

Subscribed and sworn before me this 8th day of October, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-24-2001

**********

**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

**Address of New Owner**
Danny Murphy
1507 Linden Avenue
Nashville, Tennessee 37212

**Send Tax Bills to:**
New Owner

**Map & Parcel Number:**

Map 105-13 Parcel 83

# 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 |

0646063

REFERENCE

99 OCT 13 AM 10:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

**No.** 1527138