40-A

BOOK 11718 PAGE 688

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES July 28, 2003
(AFFIX SEAL)

NOTARY PUBLIC LARGEY DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

My Commission Expires July 28, 2003

| ADDRESS NEW OWNER(S) AS FOLLOWS. | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| D. Shane Teeters | New Owner | MAP 60-12 |
| (NAME) | (NAME) | |
| 1105 Natchez Road | | PARCEL 16 |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37069 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Dorothy McCord and Virtue Faye Spaulding, Co-Executors of the Estate of Hazel Fern Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Shane Teeters and wife, Amy H. Teeters

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

Land in Davidson County, Tennessee, being Lot Nos. 9, 10, 11 and 12, of Block "B" on the Map of Highland Park, as of record in Book 974, page 33, Register's Office for said County.

Said Lots adjoin and front together 100 feet on the easterly side of Highland Drive and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Matt F. Allen and wife, Hazel F. Allen, by deed from Margaret Buchanan of record in Book 3465, page 455, Register's Office for Davidson County, Tennessee. The said Matt F. Allen having predeceased Hazel Fern Allen and the said Hazel F. Allen having since died. The Will of Hazel Fern Allen of record in Will Book 227, page 623, Davidson County Probate Clerk's Office states that the subject property is to be sold and appoints Dorothy McCord and Virtue Faye Spaulding as Co-Executors.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved ( X ) property, known as 2909 Highland Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this on the dates set forth hereafter. day of October, 1999

Estate of Hazel Fern Allen
By: Virtue Faye Spaulding
Virtue Faye Spaulding, Co-Executor

Dorothy McCord Co-Executor
Dorothy McCord, Co-Executor

STATE OF INDIANA)
COUNTY OF Marion )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virtue Faye Spaulding, Co-Executor of the Estate of Hazel Fern Allen the 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 and official seal this 23rd day of October, 1999.

Keith Little
Notary Public Keith L. Hite

My Commission Expires: 01-02-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy McCord, Co-Executor of the Estate of Hazel Fern Allen the 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 and official seal this 25th day of Oct., 1999.

Notary Public

My Commission Expires: My Commission Expires MAY 28, 2000

06508411

REFERENCE

99 OCT 26 PM 3:40

REGISTER
DAVIDSON COUNTY, TN

362 10/26 0101 03CHECK 150-68

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11718 PAGE 690

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

0650841

REFERENCE

99 OCT 26 PM 3:41.

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 37750.00 |
| CON TX | 39.68 |
| ERR | CO |
| CON TX | 39.68- |
| CON TX | 139.68 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 150.68 |
| CHECK | 150.68 |

10/26/99 01 15:45 0001 4362

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

**No.** 1532140