RECORD

BOOK 11725 PAGE 680

JW

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11685 PAGE 557

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,875.00
Pattie R Talbot
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 27th DAY OF September 99
Notary Public
MY COMMISSION EXPIRES
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bryan H. Talbot	SunTrust Bank, Nashville, N.A.	115-11-110
(NAME)	(NAME)	
6236 Bresslyn Road	P.O. Box 305110/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37230-5110	
(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, Joseph Hale Talbot, III and James Bomar Talbot

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan H. Talbot and Pattie R. Talbot

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 No. 143 on the Plan of West Meade Farms, Inc., Section "F", as of record in Book 1835, page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 143 fronts 120.7 feet on the northerly side of Bresslyn Road and runs back 272.4 feet on the westerly line and 308 feet on the easterly line, to a dead line, which is a broken line, measuring 183.4 feet thereon.

BEING the same property conveyed to Kate F. Talbot by Quitclaim Deed from Roy A. Miles, Jr., Trustee, of record in Book 9969, page 212, Register's Office for Davidson County, Tennessee. The said Kate F. Talbot having since died, property is now vested in Joseph Hale Talbot, III and James Bomar Talbot as devisees and under the Will of Kate Fuller Talbot (Docket 98P-1141, Seventh Circuit Court for Davidson County, Tennessee).

RECEIVED
OCT 1 2:51 PM
DAVIDSON COUNTY, TN

0641980

unimproved ( )
This is improved (X) property, known as 6236 Bresslyn Road, Nashville, Tennessee 37205
(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 27th day of September 19 99

Joseph Hale Talbot, III

James Bomar Talbot

RE RECORD

BOOK 11685 PAGE 558

BOOK 11725 PAGE 681

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 Joseph Hale Talbot, III and James Romax Talbot

the bargainor s, with whom I am personally acquainted or proved to 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 27th day of September, 19 95.

Commission expires 5-14-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

RE-RECORD
99 NOV -1 PM 3:00

REFERENCE

0652777

10.00