# WARRANTY DEED

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Martin D. Luplow | AmSouth Bank | 129-4-53 |
| (NAME) 225 Haverford Avenue | (NAME) P.O. Box 25314 | 08DZ75530 |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Santa Ana, CA 92799-5314 | |
| (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, Allen D. Woods, married and Emmelyn W. Watts, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin D. Luplow and wife, Lisa G. Luplow, 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:

BOOK 11747 PAGE 163

BEING the easterly part of Lot No. 4 and the westerly part of Lot No. 3 on the Map of Bransford Realty Company's Subdivision of a part of Lot No. 10 West Meade Subdivision, as of record in Book 547, page 142, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John T. Wheeler and wife, Emmelyn B. Wheeler by deed from Charles F. Baker and wife, Beverly K. Baker of record in Book 3762, Page 637, said Register's Office and further conveyed to Allen D. Woods and Emmelyn W. Watts, as tenants in common each holding a one-half undivided interest by quitclaim deed from John T. Wheeler and wife, Emmelyn B. Wheeler, reserving a life estate of record in Book 9562, Page 892 Register's Office for Davidson County, Tennessee. The said John T. Wheeler and wife, Emmelyn B. Wheeler having since died.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Nancy Woods, wife of the said Allen D. Woods , joins in this conveyance for the purposes of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

unimproved ☐
This is improved ☒ property, known as 225 Haverford Avenue, Nashville, TN 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 my/our hand(s) this 11th and 12th day of November, 1999.

Allen D. Woods
Allen D. Woods

Emmelyn W. Watts
Emmelyn W. Watts

Nancy Woods
Nancy Woods

STATE OF TENNESSEE
NOV 18 01 1:47
RECEIVED
11/18 0101 CHECK 658.50
2520

0603555

STATE OF TENNESSEE

COUNTY OF COFFEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen D. Woods and wife, Nancy Woods, the bargainors, 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 Manchester, Tennessee this 12 day of November, 1999.

Commission expires: 6-15-2002

Notary Public



STATE OF INDIANA

COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmelyn W. Watts, unmarried, the bargainors, 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 Bloomington, Indiana this 11 th day of November, 1999.

Commission expires: 12/19/99

Notary Public

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11747 PAGE 165

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

06108555 RECEIPT
99 NOV 18 PM 1:47

| | |
|---|---|
| CAMT | 175000.00 |
| CON TX | 647.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 658.50 |
| CHECK | 658.50 |

11/18/99 01 13:49 0001 2560

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

**No.** 1540218