BOOK 11747 PAGE 180

PREPARED BY: Tisha C. Baldwin, Esq.
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd. S-203
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **November, 1999** between **DANNY PARSONS, an unmarried man, and TERESA WONDRON, an unmarried woman** , GRANTOR, and **EDWIN W. ECHOLS and SANDRA K. STARLING- ECHOLS, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING all of Lot No. 9, Twin Lawn Subdivision, as shown by plat and survey of record in Plat Book 2331, page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Danny Parson and Teresa Wondron, both unmarried, by Quitclaim Deed from Pearl Parsons and Danny Parsons, of record in Book 10910, page 120, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 1999 which have been prorated and assumed by the Grantee(s); matters on the Plat of record in Plat Book 2331, page 9 and Restrictive Covenants of record in Book 2338, page 511, Register's Office, Davidson County, Tennessee; any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Danny Parsons
DANNY PARSONS
Signature of Seller

Teresa Wondron
TERESA WONDRON
Signature of Seller

0068557

RECEIVED
1999 NOV 15 PM 1:19

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DANNY PARSONS, an unmarried man, and TERESA WONDRON, an unmarried woman** , the within named 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, at office, this **12th** day of **November, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

Name and Address of Property Owner:

EDWIN W. ECHOLS and SANDRA K. STARLING- ECHOLS
2811 Emery Drive
Nashville, TN 37214

Property Address:

2811 Emery Drive
Nashville, TN 37214

Person Responsible for Taxes:

Mortgage Investors Group
320 N. Cedar Bluff Road, Suite 200
Knoxville, TN 37923

Parcel #: 96-9-165

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$116,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **November, 1999.**

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

2562 11/18 0101 03CHECK 443.53

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11747 PAGE 182

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

06 08557

RECEIPT

99 NOV 18 PM 1:49

CAMT 116900.00
CON TX 432.53
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 443.53
CHECK 443.53

11/18/99 01 13:50 0001 2562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540220