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Mail

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Phillip Lee Eyer
P.O. Box 2704
Lebnaon, Tennessee 37088

SEND TAX BILL TO:
Owner

MAP **87**
GROUP **13**
PARCEL **57**

MORTGAGEE:
Bratten L. Barrett and wife, Carol Y. Barrett
840 Hermitage Road
Hermitage, TN 37176

99 NOV 24 PM 2:08
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
INSTRUMENT NUMBER REFERENCE
06609935

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bratten L. Barrett and wife, Carol Y. Barrett** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Phillip Lee Eyer and wife, O. Angela Eyer**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 38 on the plan of Valley Grove, Section 2, of record in Plat Book 5200, page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bratten L. Barrett and wife, Carol Y. Barrett by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D. C. dated October 1, 19991 of record in Book 8457, page 677, Register's Office for Davidson County, Tennessee.

This is improved property known as 4508-4510 Brook Valley Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien now due and payable. Map 87, Group 13, Parcel 57. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

02/28/11 03CHECK 307.30

2. Subject to restrictive covenants contained in instruments of record in Book 6011, page 300 and in Book 6096, page 283, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to a survey certificate of record in Book 6128, page 492, Register's Office for Davidson County, Tennessee.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 489, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 30 foot minimum building setback line from Brook Valley Drive; health department rules and regulations; and a 10-15 foot easement for public utilities and drainage along the rear line(s) of said property and on the southerly lot line; and a 2.5 X 25 foot utility anchor easement located on the northeast corner of said lot. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 22nd day of November, 1999.

Bratten L. Barrett

Bratten L. Barrett

Carol Y. Barrett

Carol Y. Barrett

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bratten L. Barrett and wife, Carol Y. Barrett**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $79,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0660935

IDENTIFICATION REFERENCE

99 NOV 24 PM 2:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	307.30
CHECK	307.30

11/24/99 01 14:11 0001 5076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542709