63

Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ 0

TRANSCONTINENTAL TITLE CO.
2630 ELM HILL PIKE, SUITE 100
LAKEVIEW RIDGE 11
NASHVILLE, TN 37214

RETURN TO:
Prepared by

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $94,000.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2000.

My commission expires

Notary Public

G.B. VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

Instr:200004170038221 Page: 1 OF 3
REC'D FOR REC 04/17/2000 12:09:45PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $347.80

# WARRANTY DEED

| Address of New Owner & Send Tax Bills to: | Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921 |
|---|---|
| 2920 STANWICK, NASHVILLE, TN | Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214 |

map & parcel no. 060-07-0/076.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JAMES WILLIAM CARNAHAN AND WIFE, FAYE D. CARNAHAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RICKY DOBBINS AND WIFE, GLORIA DOBBINS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 2920 STANWICK, NASHVILLE, TN

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

**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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.**

WITNESS my hand this 6th day of April, 2000.

James William Carnahan

Faye D. Carnahan

State of Tennessee
County of Davidson

On this 6th day of April, 2000, before me personally appeared James William and Faye D. Carnahan to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

GIBSON VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires
July 26, 2003

Notary Public

# WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

EXHIBIT "A" - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 54, ON THE PLAN OF HILLHURST ACRES, SECTION 2, AS OF RECORD IN PLAT BOOK 2331, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES WILLIAM CARNAHAN AND WIFE, FAYE D. CARNAHAN, BY QUITCLAIM DEED FROM JAMES O. CARNAHAN AND WIFE, JANIE T. CARNAHAN, DATED OCTOBER 8, 1996, AND RECORDED OCTOBER 16, 1996 IN BOOK 10226, PAGE 710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.