PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41589
Dav. Co. File: Box 8

Instr:20000601005459O Page: 1 OF 2
REC'D FOR REC 06/01/2000 1:38:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $608.65

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Charles Gilbert<br>Pauline Gilbert<br>413 7th Avenue South<br>Nashville, TN 37203 | SAME |

**TAX MAP-PARCEL NUMBERS: 103-10-103**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 164,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sherrie M. Tipton, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Gilbert and Pauline Gilbert,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING Lot No. 70 on the Plan of Hillwood Terrace, Section 2, Revised as of record in Book 3300, page 73, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at a point in the easterly margin of Neartop Drive, at the corner of Lots 69 and 70; thence with the line between said lots, southeasterly 250 feet to a corner of an unnumbered tract; thence with the line of the same, northerly 167.9 feet to the southerly margin of Brookwood Place; thence with the margin of the same, westerly partly around a curve, 228.7 feet to a concrete monument at the beginning of a curve, thence around said curve, southwesterly 38.04 feet to the margin of Neartop Drive; thence with the margin of the same, southerly 88.2 feet to the point of beginning.

BEING the same property conveyed to Joe B. Tipton (unmarried) by deed from Howard Hayes and wife, Dorothy B. Hayes of record in Book 4370, page 279, Register's Office for said County. By Quitclaim Deed of record in Book 9329, page 449, said Register's Office, the said Joe B. Tipton conveyed his interest in subject property to Sherrie M. Tipton.

Joe B. Tipton, spouse of Sherrie M. Tipton, joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 73, said Register's Office, which Plan shows a 50 foot minimum building setback line from Neartop Drive and a 30 foot minimum setback line from Brentwood Place and two foot easement for public utility purposes along the rear line(s) with an 8 inch sewer line lying therein.

**This is improved property, known as:** 826 Neartop Drive, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 26th day of May, 2000.

Sherrie M. Tipton

**Sherrie M. Tipton**

Joe B. Tipton

**Joe B. Tipton**

**State of Tennessee**
**County of Williamson**

On this 26th day of May, 2000, before me the undersigned authority, personally appeared **Sherrie M. Tipton and Joe B. Tipton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/23/2000

**State of Tennessee**
**County of Williamson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 164,500.00

Affiant

Sworn and subscribed before me on the 26th day of May, 2000.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS LAVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/23/2000