Bk 488

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

Instr:200008010075638 Page: 1 OF 2
REC'D FOR REC 08/01/2000 8:48:36AM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $517.00

FILE NO: 200311

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Robert G. McConnell	(NAME) GMAC Mortgage Corporation Attn: Tax Dept.	Map 147-5
(STREET ADDRESS) 4811 Danby Drive	(STREET ADDRESS) PO Box 569760	Parcel 42
(CITY) (STATE) (ZIP) Nashville, Tennessee 37211	(CITY) (STATE) (ZIP) Dallas, Texas 75356	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **LAVADA ANN GILPIN a/k/a ANNE GILPIN, an unmarried person,** has this day bargained and sold, and do hereby transfer and convey unto the said **ROBERT G. McCONNELL and wife, HOLLAND N. McCONNELL,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 228 on the Plan of Caldwell Hall Subdivision, Section 1, of record in Book 2900, pages 57, 58, and 59, Register's Office, Davidson County, Tennessee.

Said Lot 228 fronts 80 feet on the westerly side of Danby Drive and runs back between lines 115 feet on the northerly line and 137 feet on the southerly line to a broken line at the rear on which it measures 141.3 feet thereon.

Being the same property conveyed to Reginald M. Gilpin and wife, Anne Gilpin, by deed of record in Book 4369, page 359, Register's Office, Davidson County, Tennessee.

The said Reginald M. Gilpin and Anne Gilpin having since divorced and by Final Decree of Divorce being recorded simultaneously herewith, title to above property was vested in Lavada Ann Gilpin a/k/a Anne Gilpin.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $139,730.00.

Subscribed and sworn to before me this the 31 st day of July, 2000.

Affiant

My commission expires: 9/29/2001
(Affix Seal)

Kay B. Housch, Notary Public

K. B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY

This is improved property known as 4811 Danby Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 31 st day of July, 2000,

Lavada Ann (Anne) Gilpin
Lavada Ann Gilpin a/k/a Anne Gilpin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAVADA ANN GILPIN a/k/a ANNE GILPIN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 31st day of July, 2000.

Kay B. Housch, Notary Public
My Commission Expires: 9/29/2001

ENCUMBRANCES:

1. Taxes. Map 147-5, Parcel 42
   2000 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Book 2900, page 57, Register's Office, Davidson County, Tennessee.