PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**
Attorneys-at-Law

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W & I Ref: (gj) Title No: 41737
Dav. Co. File: Box 8

Instr:20000821008266?? Page: 1 OF 2
REC'D FOR REC 08/21/2000 4:15:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1553.63

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Michael L. Dagley<br>Janet R. Dagley<br>4249 Jamesborough Place<br>Nashville, TN 37215 | SunTrust Bank<br>PO Box 305110<br>Nashville, TN 37230-5110 |

**TAX MAP-PARCEL NUMBERS: 131-07-A-016**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William M. R. Bateman and spouse, Tristan N. Bateman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michael L. Dagley and spouse, Janet R. Dagley, 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:**

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hillsborough Place, Phase 2 and 3 of record din Plat Book 5200, page 160, Register's Office for said County.

SAID Lot No. 16 fronts 71.33 feet on the easterly margin of Jamesborough Place and extends back 104.04 feet on the southerly line and 86.77 feet on the northerly line to a broken line in the rear, measuring 129.75 feet thereon.

BEING the same property conveyed to William M. R. Bateman and wife, Tristan N. Bateman by deed from Richard J. call and wife, Therese Frey Call of record in Book 11382, page 655, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 160, said Register's Office, which Plan shows a 20 foot minimum building setback line from Jamesborough Place, together with a designated building site and 10 foot easement for utility and drainage purposes along the rear line(s) ~~and a easement for underground utility purposes granted to the Metropolitan Government of Nashville and Davidson County, of Record in Book 7033, page 753, said Register's Office;~~ The Declaration of Covenants, Conditions and Restrictions of record in Book 5243, page 928, Book 5151, page 50, Book 5240, page 165, Book 5292, page 134, Book 5332, page 212, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

**This is improved property, known as:** 4249 Jamesborough Place, Nashville, TN 37215

**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** on August 18 ,2000 .

William M. R. Bateman

Tristan N. Bateman

**State of** NC
**County of** Mecklenburg

On August 18 ,20 00 , before me the undersigned authority, personally appeared William M. R. Bateman and Tristan N. Bateman, 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.

Notary Public

My Commission Expires: 6-18-03

**State of Tennessee**
**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 419,900.00

Affiant

Sworn and subscribed before me on August 18 ,20 00 .

Notary Public

My Commission Expires: 5/31/04

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

*WIdoc: Deed Wty QDoc*