Bk 52

Davidson County DEEDWARR
Recvd: 02/01/01 08:57 2pgs
Fees:11.00 Taxes:1098.90

20010201-0009706

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Donald W. Noes, et ux	Legends Mortgage, Inc.	Map 161-14-O-D
5620 Montelle Lane	1143 Columbia Ave. #C11	Parcel 10
Nashville, Tennessee 37211	Franklin, TN 37064	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

WALL CONSTRUCTION CO., INC.

have bargained and sold and by these presents do hereby transfer and convey unto the said

DONALD W. NOES, Sr. AND WIFE, VICKIE L. NOES

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Ashley Park, a Planned Unit Development, as of record in Book 9700, page 823, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wall Construction Co., Inc., by deed from Brent Sellers Builders, Inc., of record in Book 11571, page 450, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1. 2001 taxes;
2. Plan of record in Book 9700, page 823, said Register's Office, shows an Owner's Certificate and certain notes, easements and setback lines;
3. Declaration of Restrictive Covenants contained in instrument of record in Book 11154, page 822, Register's Office for Davidson County, Tennessee;
4. Charter of Ashley Park Homeowner's Association, of record in Book 11295, page 326, said Register's Office;
5. Sanitary sewer easement of record in Book 8412, page 248, said Register's Office; and 20 foot ingress, egress easement.

This is improved property known as 5620 Montelle Lane, Nashville, Davidson County, Tennessee 37211.

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, except as above set forth. 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, except as set forth above.

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 hands this 29 day of January, 2001.

WALL CONSTRUCTION CO., INC.

By: _____
James K. Wall, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James K. Wall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the President of Wall Construction Co., Inc., the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James K. Wall as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29 day of January, 2001.

_____
NOTARY PUBLIC

My commission expires: 5-30-04.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 297,000.00.

_____

Sworn to and subscribed before me this 29th day of January, 2001.

_____
NOTARY PUBLIC

My commission expires: 5/28/03

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN