Bx 34

BOOK 8442 PAGE 458

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $111,000.00
Delana McDonald
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 91
Leon Sharber
Notary Public
MY COMMISSION EXPIRES 2-27-93
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Atty., 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Langster	Same	MAP 173-04-0-A
(NAME)	(NAME)	
204 Ben Alex Court		PARCEL 39
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michelle Harris-Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall Langster

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 39, on the Plan of Oak Highlands Subdivision, Phase I, as of record in Plat Book 6900, Pages 432 through 435, Register's Office for Davidson County, Tennessee.

For source of title reference is made to Book 8334, Page 877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record.

4685 IDENTIFICATION Sep 13 1 41 PM '91

0791 09/13 0101 03CHECK 417.70

unimproved ( )
This is improved ( ) property, known as 204 Ben Alex Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 10th day of September, 19 91

Michelle Harris-Watkins

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this 10TH day of SEPTEMBER, in the year 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHELLE HARRIS-WATKINS,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to the within instrument and acknowledged that SHE executed the same

Signature

ROSE HUFFMAN
Name (Typed or Printed)
Notary Public in and for said County and State

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OFFICIAL SEAL
ROSE M. HUFFMAN
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Oct. 28, 1992

WARRANTY DEED

F2492 R 6/84

FOR NOTARY SEAL OR STAMP

upon oath(s) acknowledged to be the

and respectively of the

the within named bargainor, and corporation, and that as such

and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said

as such, and attesting the same by the said

as such.

Witness my hand and official seal at office at on this the

day of 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

Michelle Harris-Watkins

TO

Randall Langster

RETURN TO:

Leon Sharber, Atty.
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
111000.00
CON TX 410.70
PRFEE 1.00
WDEED 6.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 417.70

CHECK 417.70

09/13/91 01 13:42 0001 0791

4 6 8 6 5

IDENTIFICATION REFERENCE

SEP 13 1 41 PM '91

No. 459033