BOOK 10908 PG 972

WARRANTY DEED

BTMC-98-1647

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 78,900.00

Karen S. Dewey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 98

NOTARY PUBLIC JUDY BERNAL DAVIDSON COUNTY TENNESSEE AT LARGE

Judy Bernal
Notary Public

MY COMMISSION EXPIRES: 9/12/99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice K. Dewey (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 150-3
2930 Sheana Way (ADDRESS)	139 Charter Place (ADDRESS)	PARCEL 268
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Lavergne, Tennessee 37086 (CITY) (STATE) (ZIP)	2DX-03644

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, Denise R. Randolph Dixon and husband, Spencer Dixon and Gerald W. Randolph and wife, Carol Lynn Randolph

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice K. Dewey and Karen S. Dewey, both unmarried

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. 98A on the Plan of Chelsea of Priest Lake, Section 2-B (Zone Lot Division of Lots 95-100), of record in Plat Book 6250, Page 786, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Denise R. Randolph and Gerald W. Randolph by Deed from John E. Stahl and wife, Denise A. Stahl, of record in Book 9434, Page 52, Register's Office for Davidson County, Tennessee. The said Denise R. Randolph having since married and being one and the same as Denise R. Randolph Dixon.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250, Page 449 and Plat Book 6250, Page 786, Register's Office for said County.

Spencer Dixon, husband of Denise R. Randolph Dixon and Carol Lynn Randolph, wife of Gerald W. Randolph, join in this conveyance for the purposes of waiving and covneying any and all marital interest they may have in said property.

0809 04/30 0101 03CHECK 300.93

unimproved ( )
This is improved (X) property, known as 2930 Sheana Way, Antioch, TN 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 our hand s this 28th day of April 19 98

Denise R. Randolph Dixon
Denise R. Randolph Dixon

Spencer Dixon
Spencer Dixon

Gerald W. Randolph
By: Denise R. Randolph Dixon
Denise R. Randolph Dixon, Attorney-in-fact

Carol Lynn Randolph
By: Denise R. Randolph Dixon
Denise R. Randolph Dixon, Attorney-in-fact

BOOK 10908 PG 973

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise R. Randolph Dixon and husband, Spencer Dixon

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April 19 98.

Commission expires 9/18/99

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of April, 1998, before me personally appeared Denise R. Randolph Dixon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gerald W. Randolph and wife, Carol Lynn Randolph, and who acknowledged that she executed the same as the free act and deed of the said Gerald W. Randolph and wife, Carol Lynn Randolph by virtue of that Power of Attorney, duly executed by the said Gerald W. Randolph and wife, Carol Lynn Randolph and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April, 1998.

My Commission Expires: 9/18/99

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

98 APR 30 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

043181 4

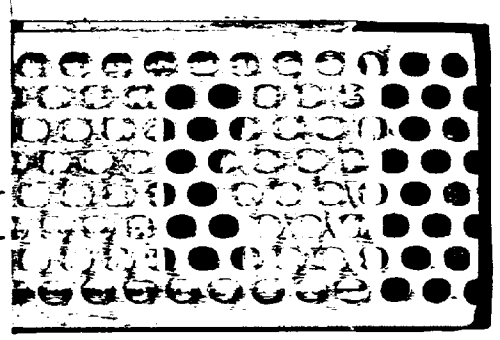
RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10908 PG 974

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 78900.00
CON TX 291.93
PRFEE 1.00
WDEED 8.00
TOTAL 300.93
CHECK 300.93

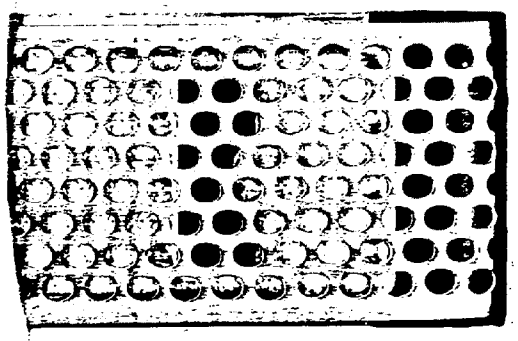
04/30/98 01 14:43 0001 0809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0431814
IDENTIF. & REFERENCE

98 APR 30 PM 2:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1286894