BOOK 10972 PG 410

WARRANTY DEED

TCH-CPM-98-1343

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00
(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1998
Notary Public
MY COMMISSION EXPIRES: 9/17/2001
(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 MARY FRANCES RUDY, ATTORNEY AT LAW
4753 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
1855-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn A. Jenner (NAME)	Commonpoint Mortgage (NAME)	
4302 Saunders Avenue (ADDRESS)	One Vantage Way, Building C (ADDRESS)	61-6-45
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37228 (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, Stephen M. Hentz and wife, Charlotte A. Hentz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn A. Jenner, 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:

Land in Davidson County, Tennessee, Being Lot No. 138 of Gra-Mar Acres, Section 1, as of record in Book 2133, Page 27, Register's Office for said County.

Said Lot No. 138 fronts 90 feet on the easterly side of Saunders Avenue and extends back 273.6 feet on the southerly line and 280.6 feet on the northerly line to the westerly line of chartered right of way line of L & N Railaroad, measuring 48 feet thereon.

Being the same property conveyed to Stephen M. Hentz and wife, Charlotte A. Hentz by Deed from Raymond D. lHunter and wife, Pauline Price Hunter, of record in Deed Book 7928, Page 705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MAIL ENV.

98 JUN 11 AM 9:09
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04898O

unimproved ( )
This is improved (X) property, known as 4302 Saunders Avenue, Nashville, Tennessee 37216
(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 3rd day of June 1998

Stephen M. Hentz

Charlotte A. Hentz

STATE OF TENNESSEE
COUNTY OF

BOOK 10972 PG 411

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen M. Hentz and wife, Charlotte A. Hentz

the bargainor a , 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 Nashville, Tennessee, this 3rd day of June, 98.

Commission expires 3-23-2002

LAURA GLEAVES NOTARY PUBLIC AT LARGE WILSON 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

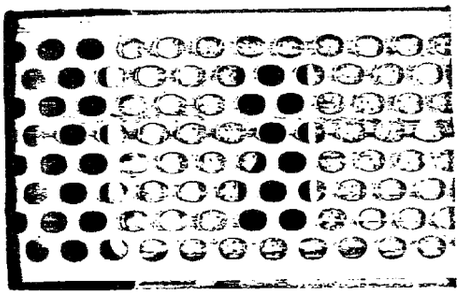
- ☒ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☒ 1885-B Ft. Campbell Boulevard, Clarksville, Tennessee 37042
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- ☐ 4733 Andrew 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

9077 06/11 CHECK

306-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10972 PG 412

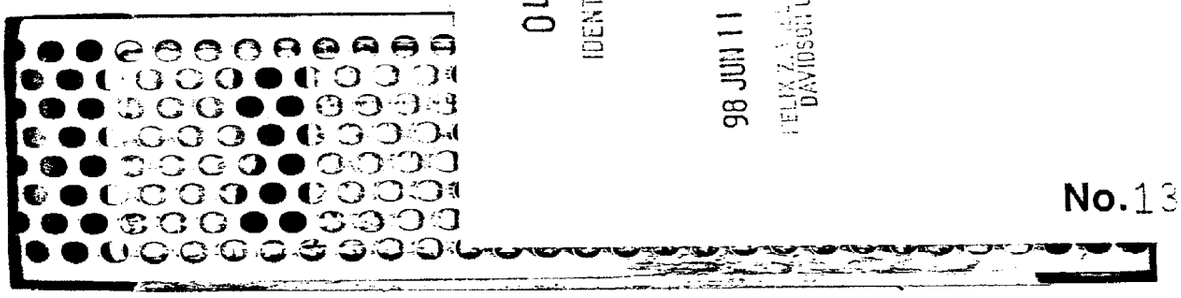
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80500.00
CON TX 297.85
PRFEE 1.00
WDEED 8.00
TOTAL ~~306.85~~
CHECK ~~306.85~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/98 01 09:08 0001 9077



0448980
IDENTIF. & REFERENCE

98 JUN 11 AM 9:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304958