BOOK 11009 PAGE 141

WARRANTY DEED

TCH-UTC-98-1737

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 98

Notary Public

MY COMMISSION EXPIRES: 4.28.2001
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

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
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
154 Franklin Rd., Suite 6C, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

My Commission Exp. 8-3-98 Sol. 28, 2001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy D. Boss (NAME)	Southeastern Mortgage (NAME)	52-2-24
725 Yowell Avenue (ADDRESS)	115 29th Avenue South (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Kevin Lewin , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy D. Boss and James W. Patterson, 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:

LAND in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 16 and the westerly half of Lot No. 15 of Block "G" on the Revised plan of Rainbow Terrace Subdivision of record in Book 1130, Page 85, said Register's Office.

Said lot and part of said lot front together 75 feet on the northerly side of Yowell Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Kevin Lewin by quit-claim deed from Dawn L. Isdell f/k/a/ Dawn L. Lewin, of record in Deed Book 11009, Page 139, Register's Office for said County.

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

RECEIVED FOR RECORD & REFERENCE
98 JUL -7 AM 10:40
DAVIDSON COUNTY, TN.
REGISTER

0459334

unimproved ( )
This is improved (X) property, known as 725 Yowell Avenue, Madison, Tennessee 37115
(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 26th day of June, 19 98

Kevin Lewin

BOOK 11009 PAGE 142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Lewin

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 26th day of June, 1998.

Commission expires 7.28.2001

Notary Public

CRISTINE L. LIVELY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

My Commission Expires JULY 28 2001

0192 07/07 0101 03CHECK 247.00

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11009 PAGE 143

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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	247.80
CHECK	247.80

07/07/98 01 10:41 0001 0192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459334
IDENTIF. & REFERENCE

98 JUL -7 AM 10:40

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1315939