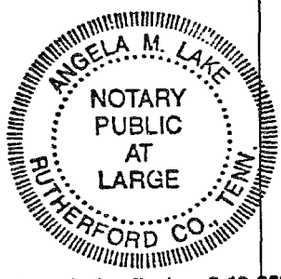
BOOK 11009 PAGE 584

Box 1

**WARRANTY DEED**




My Commission Expires 2-19-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,944.77

X Randy Shemin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF JULY, 1998.

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Randy Shemin** | **Midland Mortgage Company** | **149-5-194** |
| (NAME) | (NAME) | |
| **2313 Rader Ridge Road** | **P.O. Box 26648** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Oklahoma City,, OK 73126** | |
| (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, **Albert A. Jenkins and wife Wanda L. Jenkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randy Shemin and David Dice**, 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:

Davidson
Land in County, Tennessee, being Lot No. 162A on the Zone Lot Division of Pebble Trace Section 1 of record in Plat Book 6900, Page 662, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Albert A. Jenkinsand wife Wanda L. Jenkins by deed of record in Book 9555, Page 644, Register's Office for County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Midland Mortgage Company of record in Book 8043, Page 273, said Register's Office with a present unpaid balance of approximately $72,444.77, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ☐
This is improved ☒ property, known as **2313 Rader Ridge Road, 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 my/our hand(s) this 2nd day of July, 1998.

Albert A. Jenkins

Albert A. Jenkins

Wanda L. Jenkins

Wanda L. Jenkins

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 Albert A. Jenkins and wife, Wanda L. Jenkins the bargainors, 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 Nashville, Tennessee, this 2nd day of July, 1998.

Angela M. Lake

Notary Public

Commission expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

04594.30

INDEXING & REFERENCE

98 JUL -7 PM 1:06

0291 07/07 0101 03CHECK 321.50

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

RECEIVED OF _____

FOR _____

BOOK 11009 PAGE 586

| | | |
|---|---|---|
| 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 83944.77
CON TX 310.59
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 321.59
CHECK 321.59

07/07/98 01 13:08 0001 0291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045943O
IDENTIF. # REFERENCE

98 JUL -7 PM 1:06

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1316036