TCB-ETCC-98-1348

BOOK 11018 PAGE 377

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-99

(AFFIX SEAL)

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Gwaltney	Standard Federal Bank	MAP 146-16
(NAME)	(NAME)	
480 Brentlawn Drive	2600 W. Big Beaver Road	PARCEL 38
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Troy, MI 48084	
(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, Roy Douglas Dennard, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Gwaltney, an unmarried person and Robert Gwaltney, a married person

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. 89 on the Plan of Brentwood Hall, Section 5, of record in Book 2133, page 127, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mrs. Roy J. Dennard by deed from W. C. Phillips and wife, Myrtle L. Phillips of record in Book 4531, page 653, said Register's Office. The said Mrs. Roy J. Dennard has since died. Roy Douglas Dennard is the devisee under the Will of Ellen Linder Dennard of record in Will Book 220, page 162, Probate Court Clerk's Office for Davidson County, Tennessee. Mrs. Roy J. Dennard and Ellen Linder Dennard are one and the same person.

This has never been the marital residence of the grantor herein.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2133, page 127, said Register's Office; and (c) restrictive covenants of record in Book 2299, page 551, said Register's Office.

unimproved ( )
This is improved (X) property, known as 480 Brentlawn Drive, Nashville, Tennessee 37220
(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 17th day of June 19 98

Roy Douglas Dennard

Roy Douglas Dennard

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Douglas Dennard,

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 DALLAS, TEXAS this 5TH day of June 1998.

RICHARD A. MINER NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES SEPTEMBER 23, 2001

Commission expires

Richard A Miner
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

0461741

IDENTIF. & REFERENCE

98 JUL 14 AM 8:19

PEGGY ZACHARY REGISTER
DAVIDSON COUNTY, TN.

2801 07/14 01.01 03CHECK 454.81

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 119950.00

CON TX 443.81

PRFEE 1.00

WDEED 8.00

CFEE 2.00

TOTAL 454.81

CHECK 454.81

07/14/98 01 08:17 0001 2801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0461741

IDENTIF. # REFERENCE

98 JUL 14 AM 8:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318506