BOOK 11041 PAGE 545

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF JULY, 1998.**

Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002~~ 5-1-2002

(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
Denton A. Nicholson	**Countrywide Home Loans, Inc.**	**135-16-A-116**
(NAME)	(NAME)	
1033 Flintlock Court	**155 North Lake Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Pasadena, CA 91109**	
(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, **Benjamin T. Jordan and wife Ellen J. Jordan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denton A. Nicholson and wife, Sondra F. Nicholson**, 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 County, Tennessee, being Lot No. 22 on the Plan of Subdivision for Tracts 8, 9, and 10, Nashboro Village as of record in Plat Book 5200, Page 186, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin T. Jordan and wife Ellen J. Jordan by deed of record in Book 6036, Page 122, Register's Office for County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **1033 Flintlock Court, Nashville, TN 37217**
(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.

0468394
IDENTIF. ↑ REFERENCE

98 JUL 30 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9914 07/30 0101 03CHECK
490.15

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

Witness my/our hand(s) this 24th day of July, 1998.

Benjamin T. Jordan

Ellen J. Jordan

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 Benjamin T. Jordan and wife, Ellen J. Jordan 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 24th day of July, 1998.

Commission expires: 5/26/2002

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 11041 PAGE 547

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	
				129500.00
			CON TX	479.15
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	490.15
			CHECK	490.15
07/30/98	01		08:39 0001	9914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0468394 IDENTIF. ↑ REFERENCE

98 JUL 30 AM 8:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325538