BOOK 11046 PAGE 925 Box1

# WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Tracie R. Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF JULY, 1998.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 04
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Tracie R. Perkins** | **Century Mortgage Corp.** | **147-8-234** |
| (NAME) | (NAME) | |
| **224 Flora Maxwell Road** | **Two International Drive, Suite 507** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **Nashville, TN 37217** | |
| (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, **Joyce J. Joseph and husband Paul S. Joseph**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracie R. Perkins, 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. 59 on the Plan of Beverly Heights Section 4 of record in Plat Book 5200, Page 263, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joyce J. Joseph and wife, Paul S. Joseph by deed of record in Book 9366 Page 170, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **224 Flora Maxwell Road, Nashville, TN 37211**
(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.

IDENTIFICATION REFERENCE
069761
98 AUG -3 AM 11:10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1372 08/03 01:01 03CHECK

Witness my/our hand(s) this 29th day of July, 1998.

Joyce J. Joseph

Paul S. Joseph

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 Joyce J. Joseph and husband, Paul S. Joseph 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.

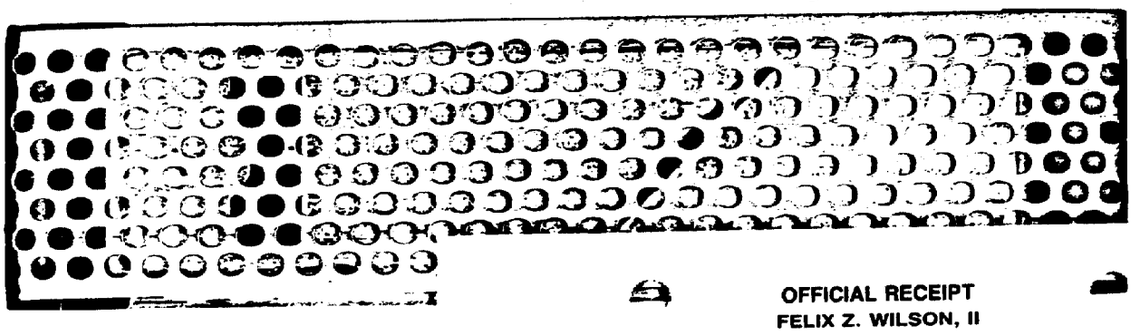
Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1998.

Commission expires: ~~5/26/2002~~ 7/4

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999



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

RECEIVED OF _____

FOR _____

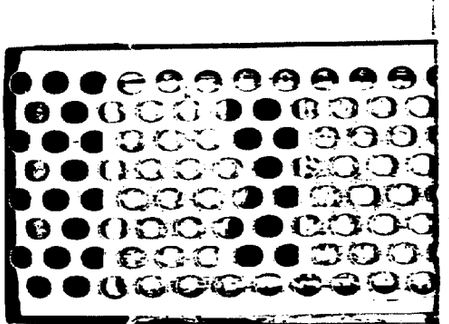
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 65000.00 |
| CON TX | 240.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 251.50 |
| CHECK | 251.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/03/98 0001 1372



0469761
IDENTIF. ↑ REFERENCE
98 AUG -3 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1326979