3

BOOK 11053 PAGE 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Teresa Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 98

BEVERLY A. HEATHERLY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 9-20-99
(AFFIX SEAL)

EGKM-98-2747

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
EDWARD SEDDON, ATTORNEY
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
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Berry	National Lending Center, Inc.	60-16-131.00
(NAME)	(NAME)	
2830 Jones Avenue	700 W. Hillsboro Blvd., Bl #204	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Deerfield Beach, FL 33441	
(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, Donna Rice, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Berry, Married

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:

Being Lot No. 20A on the Final Plan of Joywood Heights, Section 3, not of record, and more particularly described according to a survey thereof made February 22, 1954, by Ralph W. C. Lambert, Surveyor, as follows:

Said Lot No. 20A fronts 70 feet on the southerly side of Capitol View Avenue and extends back between lines 275 feet on the westerly side and 275 feet, more or less, on the easterly side to a point in the rear.

Being the same property conveyed to Patricia Ruth Casson by Quitclaim Deed from Eugene H. Lawson and wife, Brenda L. Lawson and Donna J. Kennedy of record in Book 8210, Page 502, Register's Office for Davidson County, Tennessee. The said Patricia Ruth Casson having since passed away. Heirs at Law of Patricia Ruth Casson being Gail Harris, Beverly Davis, Donna JoAnn Kennedy Rice, and Teresa Blaylock. These heirs conveyed said property to Donna Rice by Quitclaim Deed of record in Book 11053, Page 43, said Register's Office.

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

98 AUG -5 PM 12:50

0471209

MAP & REFERENCE

This is ( ) unimproved (X) improved property, known as 2830 Jones Avenue, Nashville, Tennessee 37207
(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 30th day of June 19 98

Donna J. Rice
Donna Rice

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 Donna Rice

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 30th day of June, 19 98.

Commission expires 9-20-99

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY 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 _____ 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_____.

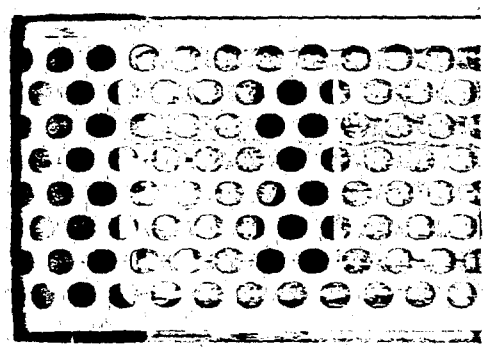
My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 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
- ☐ 57 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 755 Franklin Road, Suite 150, Brentwood, Tennessee 37027

2869 08705 OKYI 03CHECK 147.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11053 PAGE 47

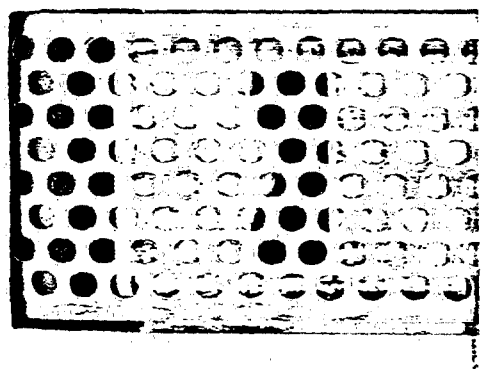
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 37000.00
CON TX 136.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 147.90
CHECK 147.90

08/05/98 01 12:51 0001 2869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0471209

IDENTIF. & REFERENCE

98 AUG -5 P1112:50

REGISTER
DAVIDSON COUNTY, TN.

No. 1328461