BOOK 11061 PAGE 161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 98
Notary Public
MY COMMISSION EXPIRES 3/23/2002
(AFFIX SEAL)

EFTB-98-2941

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
Everett Troy Bishop	FT Mortgage Companies dba First	MAP 53-6
(NAME)	(NAME)	
2260 Riverway Drive	P. O. Box 146	GROUP B
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Memphis, TN 38101	PARCEL 124
(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, Mary Josephine Anderson* and Ruby Campbell Stanifer** and Michael L. Stanifer***

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett Troy Bishop

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. 221, on the Plan of Waterford Subdivision, Residential P.U.D., Phase 4B, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Josephine Anderson and Ruby Campbell Stanifer and Michael L. Stanifer by deed from Gregory McNeece and wife, Karen Rae McNeece of record in Deed Book 10124, page 188, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9437, page 988, Book 7463, Page 294, Book 8699, Page 462, Book 9530, Page 185, Book 8694, Page 216, Register's Office for said County.

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

* Married
** Widow
*** Married

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0473609

unimproved ( )
This is improved (X) property, known as 2260 Riverway Drive, Old Hickory, Tennessee 37138
(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 our hand s this 30th day of July 19 98

Mary Josephine Anderson Gregory
Mary Josephine Anderson

Michael L. Stanifer
Michael L. Stanifer

Ruby Campbell Stanifer
Ruby Campbell Stanifer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, 19_____.

Commission expires _____

_____
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

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 1998, before me personally appeared Mary J. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael L. Stanifer, and who acknowledged that Michael L. Stanifer executed the same as the free act and deed of the said Michael L. Stanifer by virtue of that Power of Attorney, duly executed by the said Michael L. Stanifer and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, this 30th day of July, 1998.

My Commission Expires: 3/23/2002a

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 4733 Andrew Jackson Pkwy, #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

3501 2 DEED OF TRUST 3861 - 00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11061 PAGE 163

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

100000.00

CON TX 370.00

PRFEE 1.00

WDEED 8.00

CFEE 2.00

TOTAL 361.00

CHECK 361.00

08/11/98 01 11:18 0001 5507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0473609

IDENTIFICATION REFERENCE

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REGISTER

No.