BOOK 11061 PAGE 176

WARRANTY DEED

ECM-98-2974

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 132,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF July 19 98
Notary Public
MY COMMISSION EXPIRES 3/23/2002
(AFFIX SEAL)

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 | 185 Franklin Rd. Suite 150, Brentwood, TN | 1888 C.T. Campbell Boulevard, Clarksville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Eric H. Richey	Century Mortgage Corp.	108-12-247
(NAME)	(NAME)	
1500 Trailwood Court	Two International Drive, Ste 507	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	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, James Wallace and wife, Danea Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric H. Richey, **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:

Being Lot No. 89 on the Plan of Trailwood, Section 5, as of record in Plat Book 6900, Page 477-479, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James D. Wallace and wife, Danea M. Wallace by deed from Commercial Federal Mortgage Corporation of record in Deed Book 8348, page 925, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8078, page 521, Register's Office for said County.

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

98 AUG 11 AM 11:18

0473611

FEE $ TAX $ REFERENCE

unimproved ( )
This is improved (X) property, known as 1500 Trailwood Court, Nashville, Tennessee 37214
(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 31st day of July 19 98

James Wallace

Danea Wallace

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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 James Wallace and wife, Danea Wallace

the bargainor(s), 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 Hermitage, Hermitage, Tennessee, this 31st day of [illegible], [illegible].

Commission expires 3/23/2008

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

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

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 15700.00
ERR CO
CAMT 15700.00-
CAMT
157000.00
CON TX 58.50
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 591.90
CHECK 591.90
08/11/98 01 11:19 0001 591.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047361 1
IDENTIFICATION REFERENCE
98 AUG 11 AM 11:19
REGISTER
DAVIDSON COUNTY, TN

No. 1331987