BOOK 11070 PAGE 813 Box 1

WARRANTY DEED	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$66,900.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF JULY, 1998.** Notary Public MY COMMISSION EXPIRES: May 26, 2002. (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
Tammy McGarr	**Franklin American Mortgage Company**	**150-5-298**
(NAME)	(NAME)	
3027 Mossdale Drive	**214 Overlook Court**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Brentwood, TN 37027**	
(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, **Marshall B. Kerr and wife Deborah J. Kerr**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tammy McGarr, 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. 6A on the Plan of Cherry Hills Section 11A of record in Plat Book 6250, Page 233, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marshall B. Kerr and Deborah J. Suratt by deed of record in Book 7287, Page 898, Register's Office for Davidosn County, Tennessee.

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

Deborah J. Suratt and Deborah J. Kerr being on in the same person.

unimproved ☐
This is improved ☒ property, known as **3027 Mossdale Drive, Antioch, TN 37013**
(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.

047648!
IDENTIF. & REFERENCE

98 AUG 18 PM 1:20

REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 31st day of July, 1998.

Marshall B. Kerr

Deborah J. Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

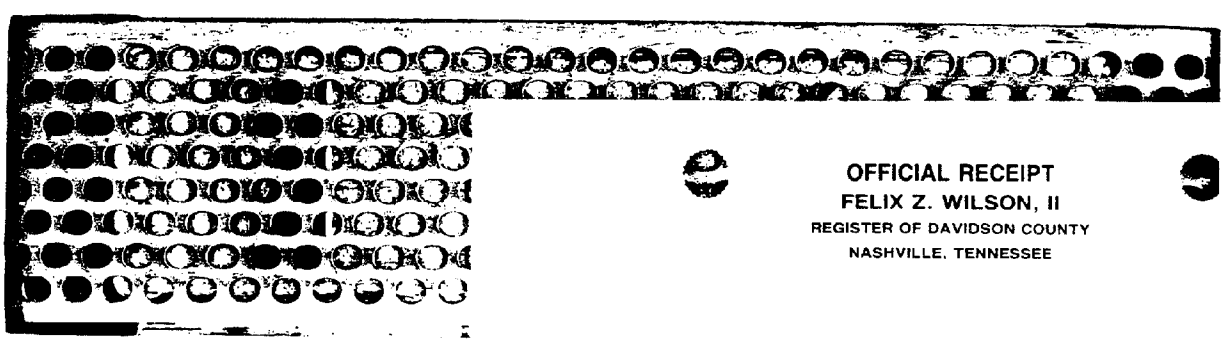
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Marshall B. Kerr and wife, Deborah J. Kerr the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of July, 1998.

Elizabeth E. Triplett
Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 11070 PAGE 815

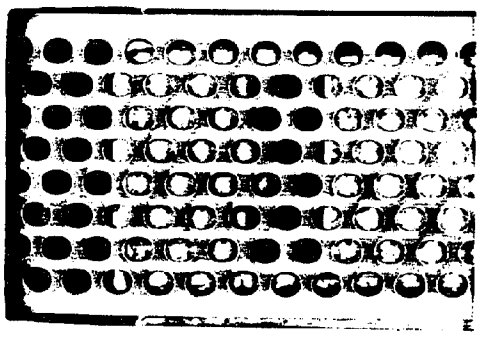
CO - CONVEYANCE CC - CERTIFIED COPY MISC - MISCELLANEOUS
MO - MORTGAGE REL - RELEASE CO TX - STATE TAX CONVEY
WD - WARRANTY DEED UCC - UNIFORM COMMERCIAL CODE MO TX - STATE TAX MORT
TD - TRUST DEED PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	66900.00
CON TX	247.55
PRFEE	1.00
WDEED	8.00
OFEE	2.00
TOTAL	258.55
CHECK	258.55

08/18/98 01 13:20 0001 8815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0476481
IDENTIF. ↑ REFERENCE
98 AUG 18 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1364129