BOOK 11086 PAGE 900

Box 1

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 1998. Notary Public MY COMMISSION EXPIRES: May 26, 2002. (AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 240, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynette Brandon	Franklin American Mortgage Company	149-1-B-80
(NAME)	(NAME)	
4716 Billingsgate Road	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, **Herman L. Peters and wife, Nancy A. Peters**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynette Brandon , 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. 259 on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, Pages 892 - 894 , Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Herman L. Peters, and wife, Nancy A. Peters, by deed of record in Book 10056, Page 1, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Herman L. Peters, by Nancy A. Peters, as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11086, Page 899, in the Register's Office for Davidson County, Tennessee.

3458 08/28 0101 03CHECK 469.80

GMAC Mortgage Corporation $120,815.44

unimproved ☐
This is improved ☒ property, known as **4716 Billingsgate Road, 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.

98 AUG 28 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE
04810008

Witness **my/our hand(s)** this **25th day of August, 1998**.

Herman L. Peters
Herman L. Peters
By Nancy Peters atty infact

Nancy A. Peters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 1998, before me personally appeared Nancy A. Peters, the person who executed the foregoing instrument on behalf of Herman L. Peters, and acknowledged that he executed the same as his free act and deed of the said Herman L. Peters, through Power of Attorney granted Nancy A. Peters, by the said Herman L. Peters.

Elizabeth E. Triplett
Notary Public

Commission Expires: 05/26/2002

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

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, Herman L. Peters, and wife, Nancy A. Peters, 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 25th day of August 1998.

Elizabeth E. Triplett
Notary Public

Commission expires: 05/26/2002

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 11086 PAGE 902

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	
				124000.00
			CON TX	458.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	469.80
			CHECK	469.80
08/28/98	01		13:57 0001	3458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481008
IDENTIF. # REFERENCE

98 AUG 28 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338930