WARRANTY DEED

BOOK 11104 PAGE 267

Mail

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

James H. Worsham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9/2/98.

Notary Public

MY COMMISSION EXPIRES: October 17, 1998.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow & Title Co., 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Worsham (NAME)	First Trust Mortgage Company (NAME)	Map 051-15A/Parcel 41.00 CO
420 Walton Lane, Unit # I 41 (ADDRESS)	6525 Quail Hollow (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Josephine Tobin, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Worsham and wife, Lina L. Worsham, 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 Unit No. I 41 as shown on the Plat of Quail Creek of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, page 44, Registers' Office for Davidson County, Tennessee.

BEING the same property conveyed to Josephine Tobin by deed from Lloyd A. McKelvey, unmarried of record in Deed Book 10274, page 820, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 420 Walton Lane Condominium I 41, Madison, TN 37115
(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 SEP -8 PM 3:12
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

Witness my/our hand(s) this 2nd day of September, 1998.

Josephine Tobin

Josephine Tobin

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STATE OF TENNESSEE

COUNTY OF SUMNER

On this 2nd day of September, 1998, before me personally appeared Josephine Tobin, unmarried to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Hendersonville, Tennessee this 2nd day of September, 1998.

Commission expires: October 17, 1998

GEORGE R. WOODS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

George R. Woods

George R. Woods Notary Public

8245 09/08 0101 03CHECK 15



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

RECEIVED OF _____

FOR _____

BOOK 11104 PAGE 269

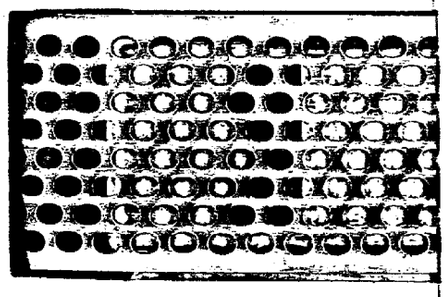
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38500.00
CON TX 142.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 153.45
CHECK 153.45

09/08/98 01 15:13 0001 8245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0485540
IDENTIF. & REFERENCE

98 SEP -8 PM 3:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343667