WARRANTY DEED

BOOK 11154 PAGE 147

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF SEPTEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

VICTOR HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Andre Lenoir	**CTX Mortgage Company**	**149-6-172**
(NAME)	(NAME)	
1105 Pebble Creek Court	**P.O. Box 19000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75219-9000**	
(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, **Nathan L. Petway and wife Deborah R. Petway**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andre Lenoir and wife La Nell Murphy Lenoir**, 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. 74 on the Plan of Oakwood Section II Phase 6 of record in Plat Book 7900, Page 626, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nathan L. Petway and wife, Deborah R. Petway by deed of record in Book 9346, Page 976, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **1105 Pebble Creek Court, 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.

U499235
IDENTIF. & REFERENCE

98 OCT 13 AM 9:46
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

2844 10/13 0101 03CHECK 532.70

Witness **my/our hand(s)** this **30th day of September, 1998**.

Nathan L. Petway

Deborah R. Petway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within name Nathan L. Petway and wife, Deborah R. Petway 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 30th day of September, 1998.

Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 11154 PAGE 149

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 141000.00
CON TX 521.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 532.70
CHECK 532.70

10/13/98 01 08:46 0001 2044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0499235
IDENTIF. ↑ REFERENCE

98 OCT 13 AM 9:46

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1358085