Box 1

# WARRANTY DEED

BOOK 11156 PAGE 914

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF OCTOBER, 1998.**

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Deborah Bass** | **Franklin American Mortgage Company** | **120-14-184** |
| (NAME) | (NAME) | |
| **1229 Currey Road** | **214 Overlook Court** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | **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, **Patrick D. Akersand wife Sheila M. Akers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Bass, 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:

A tract of land in the 2nd, formerly the 5th, Civil District of said County, described as follows:
Being in the center line of Currey Road at the northeast corner of the property conveyed to William Carroll Waggoner, Jr. by deed from Lucy Currey Smith and husband S. B. Smith of record in Book 1199, page 263, Register's Office for said County; thence with Waggoner's east line south 3 deg. 30' west 210 feet to an iron pipe; thence eastwardly 105 feet; thence north 3 deg. 30' east 210 feet to the center line fo Currey Road; thence with the center line of said Road westwardly 105 feet to the point of beginning. This legal description is the same as the previous deed of record.

Being the same property conveyed to Patrick D. Akersand wife Sheila M. Akers by deed of record in Book 10305, Page 7, Register's Office for County, Tennessee.

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

This instrument is executed on behalf of Patrick D. Akers and wife, Sheila M. Akers by Denise Conrad as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11156 Page 912, in the Register's Office for County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1229 Currey Road, Nashville, TN 37217**
(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 my/our hand(s) this 8th day of October, 1998.

Patrick D Akers by Denise Conrad
Patrick D. Akers
by Denise Conrad his attorney-in-fact

Sheila Makers by Denise Conrad
Sheila M. Akers by Denise Conrad her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10/8/98 before me personally appeared Denise Conrad, the person who executed the foregoing instrument on behalf of Patrick D. Akers and wife, Sheila M. Akers, and acknowledged that they executed the same as the free act and deed of the said Patrick D. Akers and wife, Sheila M. Akers through Power of Attorney granted Denise Conrad, by the said Patrick D. Akers and wife, Shiela M. Akers

Victoria R. Hazelwood
Notary Public

Commission Expires: 5/26/2002

VICTORIA R. HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0500035

98 OCT 15 AM 10:07

REGISTER
DAVIDSON COUNTY, TN.

3705 10/15 0101 03CHECK 323.65

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11156 PAGE 916

| | | |
|---|---|---|
| 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 84500.00
CON TX 312.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 323.65
CHECK 323.65

10/15/98 01 10:09 0001 3705

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0500035
IDENTIFICATION REFERENCE

98 OCT 15 AM 10:07

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1358936