Realty 43 A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH GANT NOTARY PUBLIC AT LARGE DAVIDSON CO. My Commission Expires: 1-29-2000

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THIS INSTRUMENT WAS PREPARED BY

Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Cornett (NAME)	FT Mortgage Companies dba First (NAME)	149-03-121
2410 Scott Valley Drive (ADDRESS)	P. O. Box 146 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Thomas G. Koppes and wife, Imelda G. Yago-Koppes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Cornett

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, TN, being Lot No. 18B on the Zone Lot Division of Lots 16, 17, and 18 on the Plan of Edge-O-Lake Villa, of record in Book 6900, Page 605, amending in Book 5200, Page 644, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Koppes and wife, Imelda G. Yago-Koppes by deed from Elvie Foster, unmarried of record in Book 10135, Page 781, Register's Office for Davidson County, TN.

Subject to Restrictions of record in Book 6275, Page 449, and as shown on the plat in Book 6900, Page 605; By-laws of record in Book 6661, Page 384; Agreement to Maintain Road of record in Book 6149, page 138; Articles of Incorporation of record in Book 6661, Page 377; and all matters shown on the plan of record, said Register's Office.

This description is the same used in the previous deed of record.

98 OCT 30 PM 3:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0506129

unimproved ( )
This is improved (X) property, known as 2410 Scott Valley Drive, 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 our hand s this 29th day of October 19 98

Thomas G. Koppes
Thomas G. Koppes

Imelda G. Yago-Koppes
Imelda G. Yago-Koppes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas G. Koppes and wife, Imelda G. Yago-Koppes

the bargainor s, 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 Brentwood, Tennessee, this 29th day of October 19 98.

Commission expires January 29, 2000

ELIZABETH V. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1-29-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0173 10/30 0101 03CHECK 232.63

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

RECEIVED OF _____

FOR _____

BOOK 11179 PAGE 178

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	59900.00
CON TX	221.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	232.63
CHECK	232.63

10/30/98 01 15:44 0001 0173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506129
IDENTIF. # REFERENCE

98 OCT 30 PM 3:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365335