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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,400.00

A. Guerriero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 98

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Court, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Guerriero (NAME)	First Trust Mortgage Company (NAME)	15DZ 7655
1247 McGavock Pike (ADDRESS)	6525 Quail Hollow, Suite 300 (ADDRESS)	72-7-175
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, Tennessee 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, Cynthia A. Liss, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Guerriero and Walter T. Moore and wife, Georgianna Moore

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. Fifty Five (55) on the Map of Kenmore Place as of record in Book No. 332, Pages 32 and 33, of the Register's Office of Davidson County, Tennessee.

Said Lot No. Fifty Five (55) fronts One Hundred (100) feet on the northerly side of Maxey Lane and runs back between parallel lines from the center of said Lane 250 feet to the south line of Lots Nos. 67, 68 and 69.

INCLUDED in the above description, but expressly EXCLUDED therefrom are the following parcels:

Parcel No. 1:
Being a tract of land in the Ninth Councilmanic District of Davidson County, Tennessee, and located on the south side of Kenmore Place (formerly Warner Avenue) 600 feet more or less west of the west margin of Oxford Street (formerly Lanier Street) and being more particularly described as follows: Beginning on an iron pin located on the south margin of Kenmore Place, said iron pin being the northeast corner of herein described Lot No. 68 of Kenmore Place as evidenced in Plat Book 332, pages 32 and 33 in the Register's Office of Davidson County, Tennessee, and being the northwest corner of Lot 67, thence: 1.) Leaving said margin and with the line common to Lot 67 and the property herein described S 06-10-00 W a distance of 250.00 feet to an axle being the southeast corner of property herein described and being the southwest corner of Lot 67, thence: 2.) Leaving said line and with the line common to Lot 55 and the property herein described N 83-09-00 W a distance of 99.74 feet

CONTINUED

unimproved ( )
is is improved (X) property, known as 1247 McGavock Pike, Nashville, TN 37216
(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 hand this 30th day of October 19 98

X Cynthia A. Liss
Cynthia A. Liss

to an axle being the southwest corner of herein described lot and being the northwest corner of Lot 55, and being the southeast corner of Lot 69, thence: 3.) Leaving said line and with the line common to Lot 69 and the property herein described N 06-06-25 E a distance of 250.00 feet to an iron pin located on the south margin of Kenmore Place, said iron pin being the northwest corner of the herein described lot and being the northeast corner of Lot 69, thence: 4.) Along the south margin of Kenmore Place S 83-09-00 E a distance of 100.00 feet to an iron pin, The Beginning, and containing 0.573 acres, more or less, according to a survey by Jessie E. Walker, RLS, PE, dated 06-22-92.

Being the same property conveyed to Pamela M. Tillman by deed from Billy Cummings Tillman, of record in Book 8675, page 838, Register's Office for Davidson County, Tennessee.

Parcel No. 2:
Being a tract of land in the Ninth Councilmanic District of Davidson County, Tennessee, and located on the south side of Kenmore Place (formerly Warner Avenue) 600 feet more or less west of the west margin of Oxford Street (formerly Lanier Street) and being more particularly described as follows:

Beginning on an iron pin located on the south margin of Kenmore Place, said iron pin being the northeast corner of herein described Lot No. 68 of Kenmore Place as evidenced in Plat Book 332, pages 32 and 33, in the Register's Office of Davidson County, Tennessee, and being the northwest corner of Lot 67, thence: 1.) Leaving said margin and with the line common to Lot 67 and the property herein described S 06-10-00 W a distance of 250.00 feet to an axle being the southeast corner of the property herein described and being the southwest corner of Lot 67, thence: 2.) Leaving said line and with the line common to Lot 55 and the property herein described N 83-09-00 W a distance of 99.74 feet to an axle being the southwest corner of herein described lot and being the northwest corner of Lot 55, and being the southeast corner of Lot 69, thence: 3.) Leaving said line and with the line common to Lot 69 and the property herein described N 06-06-25 E a distance of 250.00 feet to an iron pin located on the south margin of Kenmore Place, said iron pin being the northwest corner of the herein described lot, and being the northeast corner of Lot 69, thence: 4.) Along the south margin of Kenmore Place S 83-09-00 E a distance of 100.00 feet to an iron pin, The Beginning, and containing 0.573 acres more or less, according to a survey by Jessie E. Walker, RLS, PE, dated 06-22-92.

Being the same property conveyed to Harold G. Lockhart and wife, Emelina Lockhart, by deed from Pamela M. Tillman, of record in Book 8675, page 841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia A. Liss by deed form Rita Estep Porter and husband, David G. Porter, of record in Book 10383, page 303, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0907 11/02 0101 03CHECK .12

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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 Cynthia A. Liss

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of October 19 98.

Commission expires 11-27-99

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC DAVIDSON COUNTY

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

98 NOV -2 PM 2:37

JILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0506831

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

RECEIVED OF _____

FOR _____

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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 99400.00
CON TX 367.78
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 382.78

CHECK 382.78
11/02/98 01 14:37 0001 0907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506831
IDENTIF. ← REFERENCE

98 NOV -2 PM 2:38

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366061