Bk 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86900.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 1998.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

BOOK 11184 PAGE 384

THIS INSTRUMENT WAS PREPARED BY
Garuanty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny L. Alberson	**FT Mortgage Company d/b/a Sunbelt National Mortgage**	**162-7-175**
(NAME)	(NAME)	
312 Jeri Court	**2974 LBJ Freeway Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75234**	
(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, **Terry A. McGee and wife Crystal L. McGee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny L. Alberson, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Whittemore Valley Section One of record in Plat Book 6250, Page39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry A. McGee and wife Crystal L. McGee by deed of record in Book 10025, Page 630, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Terry A. McGee by Crystal L. McGee as His Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11184, Page 383, in the 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 **312 Jeri 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.

0507483
IDENTIF. ↑ REFERENCE

98 NOV -3 AM 10:35
REGISTER
DAVIDSON COUNTY, TN.

1570 11/03 0101 03CHECK 332.53

Witness **my/our hand(s)** this **29th day of October, 1998**

Terry A. McGee by Crystal L. McGee Attorney in fact

Terry A. McGee

Crystal L. McGee

STATE OF Tennessee
COUNTY OF Davidson

On this 10/29/98 before me personally appeared Crystal L. McGee, the person who executed the foregoing instrument on behalf of Terry A. McGee, and acknowledged that She executed the same as the free act and deed of the said Terry A. McGee, through Power of Attorney granted her, by the said Terry A. McGee.

Elizabeth E. Triplett
Notary Public

Commission Expires:05/26/2002

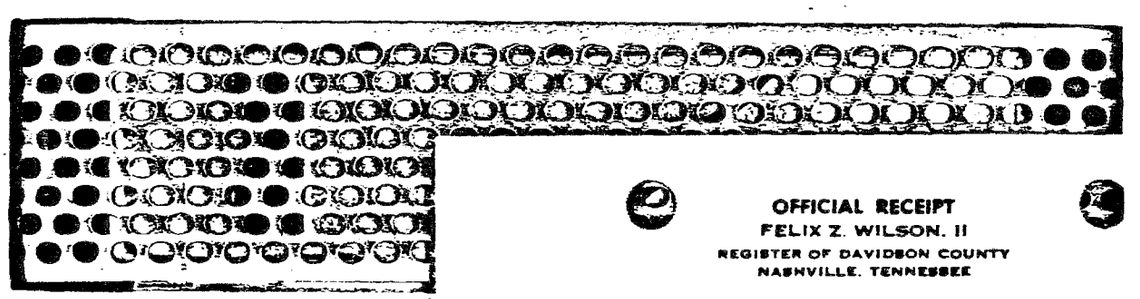
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~Jenny Alberson~~ Crystal L. McGee 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 Nashville, Tennessee, this 29th day of October ,1998 .

Commission expires: 5-26-2002

Elizabeth E. Triplett
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 11184 PAGE 386

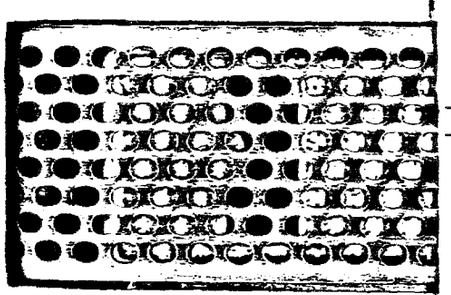
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86900.00
CON TX 321.53
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 332.53
CHECK 332.53

11/03/98 01 10:35 0001 1570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0507483
IDENTIF. # REFERENCE

98 NOV -3 AM 10:35
[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 136671E