WARRANTY DEED

BOOK 11220 PAGE 452

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF NOVEMBER, 1998**

Notary Public

MY COMMISSION EXPIRES: July 26, 2000

(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 208, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Blair M. Payne	**FT Mortgage Companies**	**136-60-50**
(NAME)	(NAME)	
3520 Colony Point West	**8001 Stemmons Freeway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Dallas, TX 75247**	
(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, **E. David Jarrett and wife, Sarah W. Jarrett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blair M. Payne unmarried, and Heather L. Spillman 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. 253 on the Plan of Priest Lake Park Section 5 of record in Plat Book 4460, Page 174-76, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to E. David Jarrett ad wife, Sarah W. Jarrett by deed of record in Book 6701, Page 465, 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 **3520 Colony Point West, 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.

05116854
IDENTIF. ← REFERENCE

98 NOV 25 AM 8:56
CILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1608 11/25 0101 03CHECK 528.63

Witness **my/our hand(s)** this **20th day of November, 1998**.

E. David Jarrett

Sarah W. Jarrett

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named E. David Jarrett and wife, Sarah W. Jarrett the 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 11/20/98 .

Commission expires: 5-26-2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 11220 PAGE 454

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 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 528.63
CHECK 528.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/25/98 01 0001 1608

0516854
IDENTIF. # REFERENCE

98 NOV 25 AM 8:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376649