WARRANTY DEED

BOOK 11233 PAGE 978

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF NOVEMBER, 1998.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuela M. Yepez	**GMAC Mortgage Corporation**	**147-14-86**
(NAME)	(NAME)	
576 Brewer Drive	**8360 Old York Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Elkins Park, PA 19117-1590**	
(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, **Charles E. McBride**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manuela M. Yepez, married and Secondiro Martinez, 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. 305 on the Plan of Whispering Hills Section II-B of record in Plat Book 2331, Page 155, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles E. McBride and wife Jewell McBride by deed of record in Book 2906, Page 245, Register's Office for County, Tennessee. The said Jewell McBride having since Died.

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

unimproved ☐
This is improved ☒ property, known as **576 Brewer Drive, Nashville, TN 37211**
(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.

052035
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 10:18
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **25th day of November, 1998**.

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Charles E. McBride

Charles E. McBride

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~Mancisla M. Yepez and Secondino Martinez~~ Charles E McBride the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein ~~contained~~.

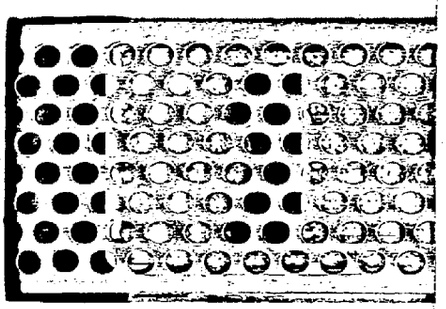
Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 1998.

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

Elizabeth E Triplett
Notary Public

Commission expires: 5-24-2001

5052 12/03 0101 03CHECK 410.60



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

RECEIVED OF _____

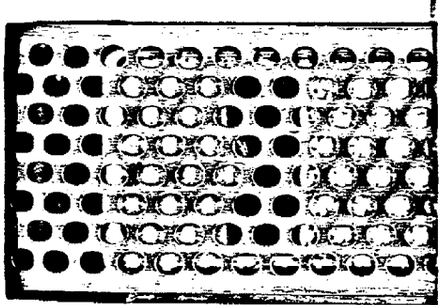
FOR _____

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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 108000.00
				CON TX 399.60
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 410.60
				CHECK 410.60
			12/03/98 01	10:18 0001 5052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05201 35
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 10:18
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1380070