Box 15

WARRANTY DEED

BOOK 11235 PAGE 641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/2/98.

Notary Public

MY COMMISSION EXPIRES: 4/22/2001

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Todd McEachern	Southeastern Mortgage of Tennessee, Inc.	118-1-135
(NAME) 1101 Montrose Avenue	(NAME) 115 29th Avenue South	22W12440
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37212	
(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, Roy D. Green, Jr. and wife, Elizabeth Green, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Todd McEachern, 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. 132 on the Plan of Montrose Place of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Roy D Green, Jr. a single person by deed from John M. Perron and Lisa D. Johnson, both unmarried of record in Book 9462, Page 521 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easement of record.

Elisabeth U. Magura Green, spouse of the above named Roy D. Green, Jr., joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ☐
This is improved ☒ property, known as CONTINUED

1101 Montrose Avenue, Nashville, TN 37204
(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/our hand(s) this 2nd day of December, 1998.

5432 12/03 0101 03CHECK 473.50

Roy D. Green Jr.

Elizabeth Green by Roy D. Green, Attorney in Fact

Elisabeth U. Magura Green
by Roy D. Green,
Attorney in Fact

98 DEC -3 PM 4:00
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0520499
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11235 PAGE 642

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy D. Green,Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 1998.

Commission expires: January 27, 2001

Jill L. Roller Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roy D. Green, Jr. with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Elizabeth Green and being authorized to act on behalf of said person he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 1998.

Jill L. Roller Notary Public

Commission Expires: January 27, 2001

LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Elisabeth U. Magura Green, pursuant to a Power of Attorney executed by same on the 1st day of December, 1998, and being filed for record simultaneously herewith.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11235 PAGE 643

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	473.50
			CHECK	473.50
12/03/98	01		16:01 0001	5432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520499
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 4:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380445