Bk 1

WARRANTY DEED

BOOK 11246 PAGE 300

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~WILLIAMSON~~ York
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Daniel C Derk, Ludmila Derk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 98

Notary Public NOTARIAL SEAL
LISA R. BRENNEMAN, Notary Public
West Manchester Twp., York County
My Commission Expires June 14, 1999

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Vance (NAME)	Century Mortgage Corporation (NAME)	MAP 70 G
2303 Alpine Avenue (ADDRESS)	Two International Drive (ADDRESS)	PARCEL 45
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Daniel C. Derk and wife, Ludmila Derk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Vance

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 the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the plan of H.E. Simkins' Division of the L.G. Curtis Lands as of record in Book 547, page 39, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Alpine Avenue, 264.7 feet from the southwest corner of Apline and Lincoln Avenue; thence southerly, with the westerly margin of Apline Avenue, 122.03 feet to a point; the same being the southeast corner of property conveyed to Ethel Harper Bryant, by deed of record in Book 2437, page 307, Register's Office for said County; thence with the southerly line of said property, westwardly 297.5 feet to a point; thence northwardly with the westerly line of said property, 125.03 feet to a point; thence; thence eastwardly 297.5 feet to the point of beginning.

Being the same property conveyed to Daniel C. Derk and wife, Ludmila Derk, by deed from Charles W. Shelton and wife Dorothy Hale Shelton, as of record in Book 10132, page 73, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and

CONTINUED

unimproved ( )
This is improved (X) property, known as 2303 Alpine Avenue, Nashville, TN 37218
(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 our hand s this 18th day of November 19 98

Daniel C. Derk

Ludmila Derk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel C. Derk and wife Thomasina Derk

the bargainor s, 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 Franklin, Tennessee, this 30th day of November 19 98.

Commission expires 5/26/2002

Victor H. Largent
Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY TENN.

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

LEGAL DESCRIPTION CONTINUATION

payable.

Plan of record in Book 547, page 39, as amended in Book 4715, page 113, and in Book 6050, page 51, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for sanitary sewers and/or storm drainage of record in Book 3966, page 1, said Register's Office.

8541 12/10 0101 03CHECK 281.10

0523389
IDENTIF. ✦ REFERENCE

98 DEC 10 AM 10:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11246 PAGE 302

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 730000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 281.10
CHECK 281.10

12/10/98 01 10:52 0001 8541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0523389
IDENTIF. ↑ REFERENCE

98 DEC 10 AM 10:51.

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383520