BOOK 11254 PAGE 868

WARRANTY DEED

TCB-ETCC-98-4000

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Cox, Jr. (NAME)	Churchill Mortgage Corporation (NAME)	
3413 Country Hill Road (ADDRESS)	761 Old Hickory Boulevard # 301 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Francis A. Rossnagel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Cox, Jr.

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:

Being Lot No. 32 on the Plan of The Country Subdivsion, Section 2, as of record in Plat Book 5050, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 32 fronts 70.0 feet on the southerly side of Country Hill Road and runs back 172.99 feet on the easterly line and 200.0 feet on the westerly line to a line in the rear which measures 77.49 feet theron.

Being the same property conveyed to Francis A. Rossnagel by deed from Richard J. French and wife Lois J. French of record in Deed Book 5451, page 360, Register's Office for said County.

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

0526003 IDENTIF. ↑ REFERENCE

98 DEC 16 AM 10:23 REGISTER DAVIDSON COUNTY, TN.

1359 12/16 0101 03CHECK 349.55

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 3413 Country Hill Road, Antioch, Tennessee 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.

Witness my hand this 30th day of November 19 98

Francis A. Rossnagel

Francis A. Rossnagel
by Joe Collier
P.O. of Attorney

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis A. Rossnagel

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 Brentwood, Tennessee, this 30th day of November, 19 98.

Commission expires 3-3-99

Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS THE 30TH DAY OF NOVEMBER, 1998, BEFORE ME PERSONALLY APPEARED JOE COLLIS, TO ME KNOWN OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF FRANCIS A. ROSSANGEL, AND WHO ACKNOWLDGED THAT FRANCES ROSSNAGEL EXECUTED THE SAME AS THE FREE ACT AND DEED OF THE SAID FRANCES ROSSNAGEL BY VIRTUE OF THAT POWER OF ATTORNEY, DULY EXECUTED BY THE SAID FRANCES ROSSNAGEL AND APPEARING OF RECORD IN BOOK _____, PAGE _____ OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WITNESS MY HAND AND OFFICAIAL SEAL AT BRENTWOOD, THIS 30TH DAY OF NOVEMBER, 1998

MY COMMISSION EXPIRES: 2-20-2001

NOTARY PUBLIC

NOTARY PUBLIC MAURY COUNTY

Notary Public, Maury County, Tennessee
My Commission Expires Feb 20, 2001

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

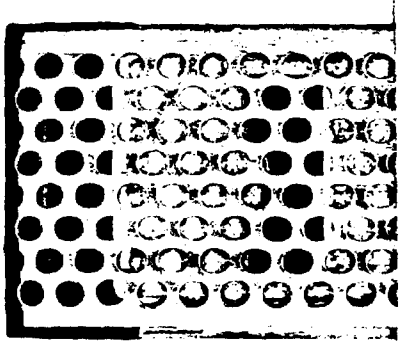
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

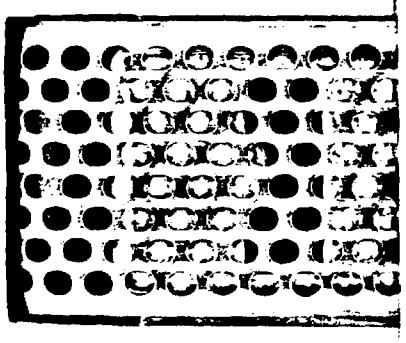
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



0526003
IDENTIF. ↑ REFERENCE

98 DEC 16 AM 10:23
REGISTER
DAVIDSON COUNTY, TN.

CAMT	91500.00
CON TX	338.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	349.55
CHECK	349.55

12/16/98 01 10:26 0001 1359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400815