K 11259

11259 025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,120.00

Glee A. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 98

JULIE N. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 12-22-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

Email

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glee A. Jacobs (NAME)	CitiBank, F.S.B (NAME)	161-11A-104
641 Old Hickory Blvd. #1 (ADDRESS)	12855 North Outer Forty Drive (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (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, David C. McGowan, Jr. and Roxanne McGowan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glee A. Jacobs, individual, 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. 1B on the plan of Revised Plan, Phase One, Section One, Townhomes of Fredericksburg, as of record in Book 9700, Page 236, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David C. McGowan, Jr. by deed from Radnor Homes, Inc. of record in Book 10828, Page 104, Register's Office for said County.

Subject to Taxes for 1999 and subsequent years; Restrictions of record in Book 10126, Page 435, Book 10224, Page 683, Book 10294, page 850, Book 7790, Page 843; Agreement in Book 10357, page 920; By-Laws in Book 10126, Page 486, Book 10275, Page 959; Easement in Book 7993, Page 269 Association in Book 10126, Page 430; Easement in Book 7851, Page 712, Book 10012, Page 756, Book 7358, Page 643, Book 9607, page 431, and all matters shown on the Plan of Record.

Roxanne McGowan joins in this conveyance for the sole purpose of conveying any and all interest she may have in subject property by virtue of her marriage to David C. McGowan, Jr..

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. #1, Brentwood, Tennessee 37027
(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 11th day of December 19 98

David C. McGowan, Jr.

Roxanne McGowan

T1259 026

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 David C. McGowan, Jr. and Roxanne McGowan

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 Brentwood, Tennessee, this 11th day of December, 19 98.

Commission expires 7-27-2002

JULIE M. READ NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

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

0527012
IDENTIFICATION REFERENCE

98 DEC 18 AM 10:43

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

2420 12/18 0101 03CHECK 747.74

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

027

T1259

	CAMT
	199120.00
CON TX	736.74
PRFEE	1.00
WDEED	9.00
CFEE	2.00
TOTAL	747.74
CHECK	747.74

12/18/98 01 10:43 0001 2420

0527012
IDENTIFY A REFERENCE

98 DEC 18 AM 10:43
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401866