0528362
IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (cmw) Title No: 40576
Dav. Co. File: Box 8

98 DEC 22 AM 10:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11263 PAGE 488

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Cynthia A. Umphress<br>605 Selsey Court North<br>Hermitage, TN 37076 | FT Mortgage Companies<br>10741 King William Drive<br>Dallas, Texas 75220 |

**TAX MAP-PARCEL NUMBERS: 064-16-C-023 04D 93679**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 102500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane L. Westman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia A. Umphress, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 104 on the plan of Section One, Wembley Downs, of record in Plat Book 7900, page 301, Register's Office for said County.

SAID Lot No. 104 fronts 38.22 feet on the westerly margin of Selsey Court North and extends back 100.00 feet on the southerly line and 116.24 feet on the northerly line to a dead line in the rear measuring 44.18 feet thereon.

BEING the same property conveyed to Diane L. Westman by deed from Phillips Builders, Inc. of record in Book 8751, page 612, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 301, said Register's Office, which Plan shows a 20 foot minimum building setback line from Selsey Court North and the rear line, 7 feet from the southerly line and 3 feet from the northerly line, and 10 foot easement for public utility purposes along the front line(s) and a 2.5 X 25 foot utility anchor easement located on the northeasterly corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8304, page 623 and Book 8447, page 633, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as:** 605 Selsey Court North, Hermitage, TN 37076

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.



**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 18th day of December, 1998.

Diane L. Westman

**Diane L. Westman**

**State of Tennessee**
**County of Davidson**

On this 18th day of December, 1998, before me the undersigned authority, personally appeared **Diane L. Westman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 102500.00

Cynthia A. Umphress
Affiant

Sworn and subscribed before me on the 18th day of December, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

3858 12/22 0101 03CHECK 390.25

Wldoc: Deed Wty—12/92

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11263 PAGE 490

| | | |
|---|---|---|
| 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 |

| | |
|---|---|
| CONT | 102500.00 |
| CON TX | 379.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 390.25 |
| CHECK | 390.25 |

12/22/98 01 10:35 0001 3858

0528362
IDENTIF. # REFERENCE

98 DEC 22 AM 10:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1405390