BOOK 1

WARRANTY DEED

BOOK 11264 PAGE 678

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF DECEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine M. Smith	**Countrywide Home Loans, Inc.**	**150-9-A162**
(NAME)	(NAME)	
3469 Calais Circle	**4500 Park Granda**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Calabasas, CA 91302-1613**	
(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, **Paul B. Tinsley and wife Crystal L. Tinsley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine M. Smith, 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. 338, on the Plan of Forest View Park, Section X, Phase One, of record in Plat Book 7900, Page 356, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul B. Tinsley and wife Crystal L. Tinsley by deed of record in Book 9989, Page 381, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Paul B. Tinsley and wife, Crystal L. Tinsley by Donna Ritter as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11264, Page 677, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3469 Calais Circle, Antioch, TN 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.

052861

IDENTIF. ➔ REFERENCE

98 DEC 22 PM 3:01

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 18th day of December, 1998.

Paul B. Tinsley by Donna Ritter atty in fact

Crystal L. Tinsley by Donna Ritter atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12/18/98 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Paul B.Tinsley and wife, Crystal L. Tinsley, and acknowledged that Paul B. Tinsley and wife, Crystal L. Tinsley executed the same as the free act and deed of the said Paul B. Tinsley and wife Crystal L. Tinsley, through Power of Attorney granted Donna Ritter, by the said Paul B. Tinsley and wife Crystal L. Tinsley.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. HARTFORD CO.

Commission Expires:

My Commission Expires 2-19-2002

4133 12/22 0101 03CHECK 488.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11264 PAGE 680

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

CAMT	129000.00
CON TX	477.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	488.30
CHECK	488.30

12/22/98 01 14:58 0001 4133

052861 7
IDENTIF. ↑ REFERENCE

98 DEC 22 PM 3:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405664