40-A

WARRANTY DEED

BOOK 11268 PAGE 56

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$96,000.00~~ $106,000.00

Evelyn J. Diehl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: ~~December 19, 2002~~ 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty 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
Evelyn J. Diehl	**CTX Mortgage Company**	**107-9-48**
(NAME)	(NAME)	
1009 Norcross Drive	**P.O. Box 19000**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Dallas, TX 75219-9000**	
(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, **Guerry W. Watson and wife Barbara Ann Watson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evelyn J. Diehl, 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. 22 on the Plan of Patricia Heights Annex, as of record in Book 2900, Page 37, Register's Office for said County. Said Lot No. 22 fronts 118 feet on the southerly side of Norcross Drive and runs back 313.88 feet on the easterly line and 327.8 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 143.02 feet.

Being the same property conveyed to Guerry W. Watson and wife Barbara Ann Watson by deed of record in Book 4778, Page 201, Register's Office for County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **1009 Norcross Drive, Nashville, TN 37217**
(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.

0529358
IDENTIF. & REFERENCE

98 DEC 28 PM 4:03
[illegible] REGISTER
DAVIDSON COUNTY, TN.

4916 12/28 0101 03CHECK 403.20

Witness **my/our hand(s)** this **17th day of December, 1998**.

Guerry W. Watson

Guerry W. Watson

Barbara Ann Watson

Barbara Ann Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Guerry W. Watson and wife, Barbara Ann Watson the bargainors, 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 Nashville, Tennessee, this 17th day of December, 1998.

Notary Public

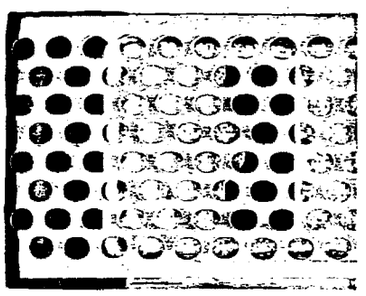
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

Commission expires:

My Commission Expires 2-18-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11268 PAGE 58

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	

0529358

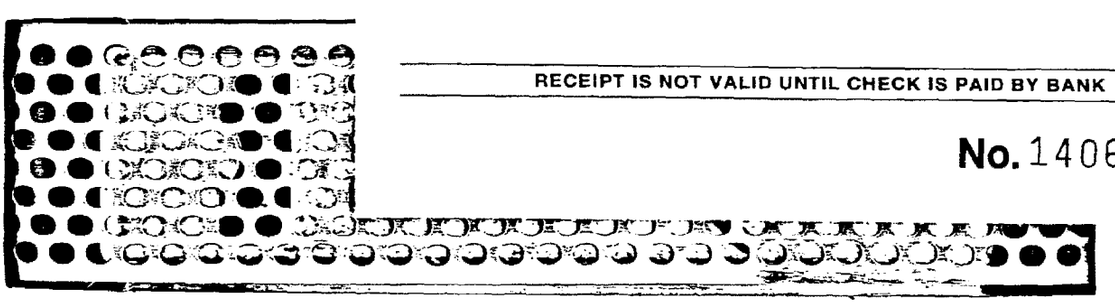
IDENTIF. & REFERENCE

98 DEC 28 PM 4:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	104000.00
CON TX	392.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	403.20
CHECK	403.20

12/28/98 01 16:01 0001 4916



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406434