WARRANTY DEED

BOOK 11283 PAGE 615

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF DECEMBER, 1998**

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Wooten	**CTX Mortgage Company**	**149-3-3149-3-3**
(NAME) **2449 Broadview Drive**	(NAME) **P.O. Box 19000**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **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, **Anita Johnson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph A. Wooten and wife Heidi B. Wooten**, 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. 425 on the Plan of Edge-O-Lake Estates Section 6 of record in Plat Book 3700, Page 15 and 16, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Anita Johnson unmarried by deed of record in Book 5958, Page 872, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **2449 Broadview 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.

0533116
IDENTIF. ↑ REFERENCE

99 JAN -5 PM 2:16

BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

8896 01/05 0101 03CHECK 428.73

Witness **my/our hand(s)** this **29th day of December, 1998**.

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Anita Johnson

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 Anita Johnson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1998.

Victor Hazelwood
NOTARY PUBLIC
Notary Public
AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires:5/26/2002

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

05331116
IDENTIF. ↑ REFERENCE

99 JAN -5 PM 2:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
112900.00
CON TX 417.73
FRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 428.73
CHECK 428.73

01/05/99 01 14:13 0001 8896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408283