WARRANTY DEED

BOOK 11285 PAGE 142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $112,600.00

Nathaniel Stephen Higgs
Affiant 12-30-98

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 1998.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Stephen Higgs	**First Union Mortgage Corporation**	**150-7-354**
(NAME) **3108 Country Lawn Drive**	(NAME) **150 Fayetteville Street Mall**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Raleigh, NC 27601-2919**	
(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, **Timothy C. Hanks and wife, Nova A. Hanks**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathaniel Stephen Higgs**, 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. 222 on the Plan of The Country Section 6A of record in Plat Book 5200, Page 667, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy C. Hanks and wife, Nova A. Hanks by deed of record in Book 8977, Page 946, 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 Timothy C. Hanks and wife Nova A. Hanks by Terry DeSelms as their Attorney-in-fact pursuant to recorded Power of Attorney of record in Book 11285, Page 141, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3108 Country Lawn Drive, 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.

053498
IDENTIF. ↑ REFERENCE

99 JAN -6 PM 1:24

[illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **30th day of December, 1998**.

Timothy C. Hanks

Nova A. Hanks

State of Tennessee
County of Davidson

On this 30th day of December, 1998 before me personally appeared Jerry Caselnus, the person who executed the foregoing instrument on behalf of Timothy C Hanks and Nova A. Hanks and acknowledged that He executed the same as the free act and deed of the said Timothy C Hanks and Nova A Hanks, through Power of Attorney granted Jerry Caselnus by the said Timothy C. Hanks and Nova A. Hanks

Commission expires: 5/24/2002

Elizabeth E. Triplett
Notary Public

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9329 01/06 0101 03CHECK 427.62

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11285 PAGE 144

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	112600.00
			CON TX	416.62
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	427.62
			CHECK	427.62
01/06/99	01	13:21	0001	9329

05 IDENTIFICATION REFERENCE 33498

99 JAN -6 PM 1:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408709