WARRANTY DEED

BOOK 11287 PAGE 864

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH DAY OF JANUARY, 1999**

Notary Public

MY COMMISSION EXPIRES: May ~~26, 2002~~ 25, 2001

(AFFIX SEAL)

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
Truth & Light Assembly of God	~~**First American National Bank**~~	**149-6-168**
(NAME)	(NAME)	
1013 Oak Ridge Court	~~**First American Center**~~	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	~~**Nashville, TN 37209**~~	
(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, **John V. Titko and wife, Wendy Rock-Titko**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Truth & Light Assembly of God**, 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. 68 on the Plan of Oakwood Section 2 Phase 6 of record in Plat Book 7900, Page 626, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John V. Titko and wife, Wendy Rock-Titko by deed of record in Book 9561, Page 10, 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 John V. Titko and wife, Wendy Rock-Titko by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11287, Page 263, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1013 Oak Ridge Court, 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.

05 34186
R 2RTH REFERENCE

99 JAN -7 PM 3:36
P.L. REGISTER
DAVIDSON COUNTY, TN.

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Witness my/our hand(s) this 6th day of January, 1999

John V. Titko By: Terry DeSelms
Attorney-In-Fact

Wendy Rock-Titko By: Terry DeSelms
Attorney-In-Fact

State of Tennessee
County of Davidson

On this 6th day of January, 1999 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of John V. Titko and wife, Wendy Rock-Titko and acknowledged that he executed the same as the free act and deed of the said John V. Titko and wife, Wendy Rock* through Power of Attorney granted him by the said John V. Titko and wife, Wendy Rock*

Witness my hand and official seal at Antioch, Tennessee, this 6th day of January 1999.

Commission expires: 5/26/2002

Notary Public

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

*-Titko

0059 01/07 0101 03CHECK 529.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11287 PAGE 866

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
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00
01/07/99 01 15:33 0001 0059

053411 0186
IDENTIF. & REFERENCE
99 JAN -7 PM 3:36
BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409434