Box 1

WARRANTY DEED

BOOK 11291 PAGE 436

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,839.14

Affiant

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

Notary Public

MY COMMISSION EXPIRES: MAY 28, 2002

(AFFIX 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
Randall Parker	**Regions Mortgage, Inc.**	**150-14-19**
(NAME) **412 Hickory Timber Court**	(NAME) **605 South Perry Street**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Montgomery, AL 36104**	
(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, **Michael P. Ayers and wife Patricia W. Ayers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall Parker**, 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. 60 on the Plan of Lake Towne Park, Section 3, of record in Plat Book 6900, Page 355, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael P. Ayers and wife Patricia W. Ayers by deed of record in Book 8892, Page 683, Register's Office for County, Tennessee.

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

As an additional consideration for this conveyance, grantees herein hereby assume and agree to pay the unpaid balance now due on that certain Deed of Trust securing the payment of a promissory note filed 2/29/88 to Bailey Mortgage Company of record in Book 7478, Page 875, said Register's Office with a present unpaid balance of approximately $74,009.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ☐
This is improved ☒ property, known as **412 Hickory Timber 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.

0535036

99 JAN 11 PM 12:57

BILL GARNER REGISTER
DAVIDSON COUNTY, TN

REFER TO REFERENCE

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

Michael P. Ayers

Patricia W. Ayers

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 Michael P. Ayers and wife, Patricia W. Ayers 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 30th day of December, 1998.

NOTARY PUBLIC
Notary Public

Commission expires:5/26/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0997 01/11 0101 03CHECK 347.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11291 PAGE 438

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

LAMT	90539.14
CON TX	336.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	347.10
CHECK	347.10

01/11/99 01 12:54 0001 0997

0535036

ICENTIF. & REFERENCE

99 JAN 11 PM 12:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410358