WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$143,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **18TH DAY OF DECEMBER, 1998.**

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires 2-19-2002

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
Garet A. Wedgeworth	**FT Mortgage Companies d/b/a Sunbelt National Mortgage**	**136-11-72**
(NAME) **3636 Anderson Road**	(NAME) **2974 LBJ Freeway Suite 200**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Dallas, TX 75234**	
(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, **Frank W. Iaquita and wife Cheryl S. Iaquita**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garet A. Wedgeworth**, 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. 14 on the Plan of priest Lake Park Section 9 of record in Plat Book 6900, Page 452, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frank W. Iaquita and wife Cheryl S. Iaquita by deed of record in Book 10909, Page 745, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Frank W. Iaquinta by Cheryl S. Iaquinta as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11296, Page 120, in the 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 **3636 Anderson Road, 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.

05364497
IDENTIF. & REFERENCE

99 JAN 13 PM 1:16

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Witness **my/our hand(s)** this **18th day of December, 1998**.

Frank W Iaquinta by Cheryl Iaquinta attys in fact
Frank W. Iaquita

Cheryl Iaquinta
Cheryl S. Iaquita

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 ~~Frank W. Iaquita and wife~~ Cheryl S. Iaquita 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 18th day of December, 1998.

Elizabeth E Triplett
Notary Public

Commission expires: 5-26-2002

State of Tennessee
County of Davidson

On this 18th day of December, 1998 before me personally appeared Cheryl Iaquinta, the person who executed the foregoing instrument on behalf of Frank W. Iaquinta and acknowledged that She executed the same as the free act and deed of the said Frank Iaquinta, through Power of Attorney granted Cheryl Iaquinta by the said Frank Iaquinta.

Commission expires: 5-26-2002

Elizabeth E Triplett
Notary Public

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

429 01/13 0101 03CHECK 541.21

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11296 PAGE 123

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

0536497
IDENTIF. # REFERENCE

99 JAN 13 PM 1:16

REGISTER
DAVIDSON COUNTY, TN.

CAMT
143300.00
CON TX 530.21
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 541.21
CHECK 541.21

01/13/99 01 13:18 0001 2429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411877