0540939

IDENTIF. ↑ REFERENCE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

99 JAN 26 PM 12:39

BILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

THIS INDENTURE, made and entered into as of the **6th** day of **January, 1999** by and between

WILLIAM MATTHEW FINNEY and CLAUDIA M. FINNEY, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

BOOK 11311 PAGE 582

BRYANT G. TOW, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 12 ON THE PLAN OF OAK HIGHLANDS, PHASE I, OF RECORD IN PLAT BOOK 6900 AT PAGES 432, 433, 434 AND 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL THE SAME PROPERTY CONVEYED TO BRYANT G. TOW, AND SPOUSE, IF ANY, BY DEED FROM WILLIAM MATTHEW FINNEY AND WIFE, CLAUDIA M. FINNEY, OF RECORD IN BOOK _____ PAGE _____ REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO WILLIAM MATTHEW FINNEY AND WIFE, CLAUDIA M. FINNEY, BY DEED FROM GEMCRAFT HOMES (TENNESSEE), INC. OF RECORD IN BOOK 7694 PAGE 119 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____

WILLIAM MATTHEW FINNEY

_____

CLAUDIA M. FINNEY

INDIVIDUAL

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WILLIAM MATTHEW FINNEY and CLAUDIA M. FINNEY, HUSBAND AND WIFE** , the within named 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, at office, this **6th** day of **January, 1999**.

Nina T. Halstrom
Notary Public

Commission Expiration: 5/22/2001

Nina T. Halstrom
Notary Public, State of Florida
Commission No. CC 628414
My Commission Exp 05/22/2001
Bonded Through Fla. Notary Service & Bonding Co.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **6th** day of **January, 1999.**

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

Notary Public

Commission Expiration: 1-29-2000

RETURN TO:

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

NVR MORTGAGE FINANCE, INC.
100 RYAN COURT PO BOX 999
PITTSBURGH, PA 15230

7221 01/26 0101 03 CHECK 529.00

PROPERTY ADDRESS:

108 BRIAN CIRCLE
ANTIOCH, TN 37013

MAP PARCEL NUMBER
173-04-0-A-012.00

WD-MULTI.DOC
File No. 98-1815

NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11311 PAGE 584

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

01/26/99 01 12:38 0001 7221

0540939
IDENTIF. & REFERENCE

99 JAN 26 PM 12:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416625