JAN-05-1900 08:01

ENTERED
PHILLIP G. SIMPSON
PROPERTY ASSESSOR

JAN 1 5 1999

MAP___GP___CTL___PAR___

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec #:	349616	Instrument	461302
Rec'd:	12.00	NBk:	69 Pg 350
State:	421.43	Recorded	
Clerk:	1.00	1/15/1999	at 9:14 am
EDP:	2.00	in Record	Book
Total:	436.43		

923 Pg 264

BOOK 11315 PAGE 326 P.06

9:14

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st **DAY OF** December **19** 98

Notary Public

MY COMMISSION EXPIRES 7-18-02

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melissa M. Maxwell	First Trust Mortgage Company	75-4-196
(NAME)	(NAME)	
4750 Trenton	6525 Quail Hollow, Ste. 300	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38120	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Betty B. Williams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa M. Maxwell, unmarried

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. 453, on the plan of Tulip Grove Subdivision, Section 7, as shown on plat of record in Plat Book 4300, Page 186, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Joseph D. Williams and wife, Betty B. Williams, by Deed of Record in Book 10647, page 816, Register's Office for Davidson County, Tennessee. Joseph D. Williams having since died vesting sole ownership in Betty B. Williams as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This instrument is being re-recorded for the purpose of correcting the scrivener's error by recording it in the correct county.

~~mortgagor~~ XX) 4750 Trenton

This is improved ( ) property, known as _____ Hermitage, TN 37076

(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. 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 my hand(s) this 31st day of December 98

Betty B Williams

X Betty B Williams

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

054933
IDENTIFICATION REFERENCE
99 JAN 28 PM 1:11
BILL GARNER
DAVIDSON COUNTY REGISTER
I CERTIFY THIS TO BE A TRUE
AND CORRECT COPY.

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF MARION }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Betty B. Williams~~, unmarried

the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. ~~Witness my hand and official seal at~~ this 31st day of ~~December~~, 19 98

STATE OF FLORIDA NOTARY PUBLIC
RACHEL ELAINE SHEROUSE
My Comm Exp. 10/4/2000
No. CC 574385
[ ] Personally Known [ ] Other I.D.

Commission expires

Rachel Elaine Sherouse
Notary Public

STATE OF TENNESSEE
COUNTY OF }

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such (they) and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19 .

Commission expires

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

14.00 03CHECK

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