BOOK 11330 PAGE 211

WARRANTY DEED

ERA-99-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES 3/23/2002
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kerry N. Hird (NAME)	CTX Mortgage Company (NAME)	75
729 Netherlands Drive (ADDRESS)	P. O. Box 199000 (ADDRESS)	12
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	52

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, Catherine M. Stoltz, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kerry N. Hird and wife, Marsha L. Hird

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:

Being Lot No. 49 on the Plan of Section Three, Meadows of Tulip Grove, as of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Catherine M. Stoltz by deed from Security Federal Savings and Loan Association of Nashville of record in Deed Book 8507, page 809, Register's Office for said County.

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

0545966
IDENTIF. ↑ REFERENCE

99FEB-5 PM 1:24
REGISTER
DAVIDSON COUNTY, TN.

25cc 02/05 0101 03CHECK 460.55

unimproved ( )
This is improved (X) property, known as 729 Netherlands Drive, Hermitage, Tennessee 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. 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.

Witness my hand this 28th day of January 19 99

Catherine M. Stoltz

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 Catherine M. Stoltz, unmarried

the bargainor _____, 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 Hermitage, Tennessee, this 28th day of January, 19 99.

Commission expires 3/23/2002

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 _____ oath(s) acknowledged _____ to be the _____ and _____, respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

My commission expires _____

_____
Notary Public

TRACEY TRUMMOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 213

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	C FEE	COMPUTER FEE	PRFEE	PROBATE FEE

0545966

IDENTIF. ↑ REFERENCE

99 FEB -5 PM 1:24

[illegible] REGISTER
[illegible] COUNTY, TN.

CAMT
121500.00
CON TX 449.55
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 460.55
CHECK 460.55

02/05/99 01 13:23 0001 2566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421883