Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8168

MAP/GROUP/PARCEL
040-00-0/173.00

BOOK 11334 PAGE 796

NEW OWNER'S NAME AND ADDRESS:
Ronald K. and Lillian L. Poynter
4634 Whites Creek Pike
Whites Creek, Tennessee 37189

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Jo Ann Milan, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Ronald K. Poynter and wife, Lillian L. Poynter, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 2 on the plat of the resubdivision of Lot No. 2 of the resubdivision of the E.A. Clifton land, which plat is of record in Book 6200, Page 980, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 127.19 feet on the westerly margin of Whites Creek Pike and runs back between lines, measuring 349.07 feet on this northerly line and 286.62 feet on the southerly line, to a broken line on the rear, measuring 169.93 feet thereon.

The subject property is improved property commonly known as 4634 Whites Creek Pike, Whites Creek, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 8331, Page 394, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joann Millon
JOANN MILLON

4148 02/10 0101 03CHECK 373.6

05474405
IDENTIFICATION REFERENCE
99FEB 10 AM 8:43
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joann Millon, unmarried, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 3rd day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2000

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $98000.00.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 4-15-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11334 PAGE 798

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

054 7405
IDENTIF. & REFERENCE

99FEB 10 AM 8:43

REGISTER
DAVIDSON COUNTY, TN.

CAMT	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	373.60
CHECK	373.60

02/10/99 01 08:42 0001 4148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423438