WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,897.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 12/20/1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vikki L. Roach	**Guaranty Trust Company**	**162-7-188**
(NAME)	(NAME)	
139 Tusculum Road	**640 Broadmor, #100**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Murfreesboro, TN 37129**	
(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, **Gordon B. Higginson and wife Theresa D. Higginson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vikki L. Roach and husband**, 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. 23 on the Plan of Whittemore Valley Section 2-A of record in Plat Book 6250, Page 611, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gordon B. Higginson and wife, Theresa D. Higginson by deed of record in Book 10203, Page 829, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Gordon B. Higginson and wife, Theresa D. Higginson by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11329, Page 834, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **139 Tusculum Road, Antioch, TN 37013**
(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.

05487807 02/12 0101 03CHECK 365.82

05487807
IDENTIF. & REFERENCE

99FEB 12 PM 2:34

RECEIVED
DAVIDSON COUNTY, TN.
REGISTER

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 30th day of January, 1999.

Gordon B. Higginson
Gordon B. Higginson

Theresa D. Higginson
Theresa D. Higginson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30TH day of January, 1999 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Gordon B Higginson and wife, Theresa D. Higginson, and acknowledged that he executed the same as the free act and deed of the said Gordon B Higginson and wife, Theresa D. Higginson, through Power of Attorney granted Terry DeSelms, by the said Gordon B. Higginson and wife, Theresa D. Higginson.

Elizabeth E Triplett
Notary Public

Commission Expires: 5-26-2002

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11339 PG. 837

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

0548780

IDENTIF. ↑ REFERENCE

99FEB 12 PM 2:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	95897.00
			CON TX	354.82
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	365.82
			CHECK	365.82
02/12/99	01	14:34	0001	5607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424873