0550371

IDENTIF. & REFERENCE

99 FEB 18 PM 1:51

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11344 PG. 779

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

OUR FILE NUMBER: 8245

MAP/GROUP/PARCEL
23W 01020
94-2 37

NEW OWNER'S NAME AND ADDRESS:
Judy F. Anderson
1621 Electric Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner

NO TITLE SEARCH

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Clyde B. Felts, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Judy F. Anderson, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 543 on the Plan of Edgefield Land Company's Fifth Subdivision, of record in Plat Book 161, Page 170, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1621 Electric Avenue, Nashville, Tennessee 37216.

BEING the same property conveyed to grantor herein by deed of record in Book 5081, Page 580, 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 grantee. Grantor covenants with grantee that he 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 himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Clyde B. Felts
Clyde B. Felts

7318 02/18 0101 02CHECK 103.50

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

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Clyde B. Felts, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 17th day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $25,000.00.

Judy F. Anderson
AFFIANT

Sworn to and subscribed before me, this the 17th day of February, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11344 PG. 781

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

0550377

IDENTIFICATION REFERENCE

99FEB 18 PM 1:51

DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	103.50
CHECK	103.50

02/18/99 01 13:49 0001 7318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426561