WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$146,200.00**

Herman L. Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF FEBRUARY, 1999.**

Elizabeth E. Tripett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

ELIZABETH E. TRIPPETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOOK 11351 PG. 664

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman L. Peters	**GMAC Mortgage Corporation**	**150-14-A118**
(NAME) **4112 Pleasant Colony Drive**	(NAME) **8360 Old York Road**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Elkins Park, PA 19117-1590**	
(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, **James T. McLean Sr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herman L. Peters and wife Nancy A. Peters**, 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:

H.L.P
N.A.P

Land in Davidson County, Tennessee, being Lot No. 801 on the Plan of Calumet Phase 8 of record in Plat Book 9700, Page 736, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to James T. McLean Sr. by deed of record in Book 9716, Page 138, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ■ property, known as **4112 Pleasant Colony Drive, 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.

0552085
IDENTIFICATION REFERENCE

99 FEB 23 PM 2:45
REGISTER
DAVIDSON COUNTY, TN.

$31.00 CHECK 10101 02/23 0016

Witness my/our hand(s) this 19th day of February, 1999.

James T. McLean Sr.

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 James T. McLean, Sr. the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2/19/99.

Elizabeth E. Triplett
Notary Public

Commission expires: 5/26/2002

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11351 PG. 666

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

0552085

IDENTIFICATION REFERENCE

99FEB 23 PM 2:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT
148200.00
CON TX 540.94
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 551.94
CHECK 551.94

02/23/99 01 14:43 0001 9129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428346