WARRANTY DEED

BOOK 11356 PG. 302

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Teryna D. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF FEBRUARY, 1999.**

Elizabeth E Triplett
Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teryna D. Edwards	**First Trust Mortgage Company**	**33-6-A-5**
(NAME) **1128 Campbell Road**	(NAME) **6525 Quail Hollow Road**	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Memphis, TN 38120**	
(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, **Jamie D. Stinson and wife, Aprille A. Stinson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teryna D. Edwards and wife, Teresa L. Edwards**, 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. 63 on the Plan of Echo Hills Estates Section 1 of record in Plat Book 6900, Page 634, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jamie D. Stinson and Aprille A. Gehrig by deed of record in Book 8672, Page 611, Register's Office for Davidson County, Tennessee. The said Aprille A. Gehrig and Aprille A. Stinson being one and the same.

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

unimproved ☐
This is improved ☒ property, known as **1128 Campbell Road, Goodlettsville, TN 37072**
(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.

0553373
IDENTIF. ↑ REFERENCE

99FEB 25 PM 2:33
REGISTER
DAVIDSON COUNTY, TN

RECORDED 02/26/99 TO 490-15

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

Witness **my/our hand(s)** this **23rd day of February, 1999**.

BOOK 11356 PG. 303

Jamie D. Stinson

Aprille A. Stinson

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 Jamie D. Stinson and wife, Aprille A. Stinson the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2/23/99.

Commission expires: 5-26-2002

Notary Public

BETH E. BARTLETT NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11356 PG. 304

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

055373
IDENTIF. & REFERENCE

99FEB 25 PM 2:33

REGISTER OF DAVIDSON COUNTY, TN.

CAMT	
	129500.00
CON TX	479.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	490.15
CHECK	490.15

02/25/99 01 14:31 0001 0491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429696