BOX 1

WARRANTY DEED

BOOK 11356 PG. 516

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

VICTOR HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
John Menees Jr.	**Mortgage Acceptance Corporation**	**135-14-C34**
(NAME) **648 Ransom Village Way**	(NAME) **320 W. Main Street, Suite 111**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Murfreesboro, TN 37130**	
(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, **Patrick S. Dines, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Menees Jr., unmarried and John Menees Sr., married Amanda Hanley, unmarried**, 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. 34 on the Plan of Ransom Village of record in Plat Book 7900, Page
833-834, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Patrick S. Dines, unmarried by deed of record in Book 9777, Page 392, 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 **648 Ransom Village Way, 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.

0553420
IDENTIF. ↑ REFERENCE

99 FEB 25 PM 3:34
REGISTER
DAVIDSON COUNTY, TN.

0530 02/25 TOTO 02/20 CHECK 410.

RECORDER'S 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. 517

Patrick S. Dines

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 Patrick S. Dines, unmarried 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 23rd day of February, 1999.

Victor R. Hazelwood
Notary Public

Commission expires: 5/26/2002

VICTOR R. HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11356 PG. 518

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

0553420

IDENTIF. & REFERENCE

99 FEB 25 PM 3:34

REGISTER
COUNTY, TN.

CAMT	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	410.60
CHECK	410.60

02/25/99 01 15:32 0001 0538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429743