PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX ~~XXXX~~ 1733
HENDERSONVILLE, TN 37077

BOOK 11361 PG. 550

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Rob Darnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th **DAY OF** February, 1999.

K. J. Shelton
Notary Public K. J. Shelton

MY COMMISSION EXPIRES 09-25-99
(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME **ADDRESS**

ADDRESS NEW OWNER(S) AS FOLLOWS:	**MORTGAGEE: SEND TAX BILLS TO**	**MAP-PARCEL NUMBERS**
Rob Darnell	NEW OWNER	44-110-109
(NAME) 610 Parnell Road	**(NAME)**	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	**(STREET ADDRESS)**	
(CITY) (STATE) (P.O. ZIP)	**(CITY) (STATE) (P.O. ZIP)**	

FOR AND IN 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,

Martha Jean Latimer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rob Darnell, a married man

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 Number 113 on the Plan of Section A, Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to and/or reserving one (1) permanent easement 5 feet wide for utilities and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, as recorded in Book 1732, Page 280, Register's Office for Davidson County, Tennessee, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to James L. Latimer and wife, Blanche J. Latimer by deed of record in Book 1732, Page 280, Register's Office for Davidson County, Tennessee. The said James L. Latimer having predeceased Blanche J. Latimer. BY Will of Blanche J. Latimer of record in Will Book 137, Page 200, Probate Court for Davidson County, Tennessee, the property was devised to Martha Jean Latimer.

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

This is ~~unimproved~~ improved XX property, known as 606 Lawrence Street (House Number) (Street) Old Hickory, TN 37138 (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.

Witness our hand s this 25th day of February, 1999

Martha Jean Latimer
Martha Jean Latimer

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,
Martha Jean Latimer, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 19 99

Commission expires September 25, 1999

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

BOOK 11361 PG. 551

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of February 19 99

Commission expires September 25, 1999

K. J. Shelton
Notary Public

99 MAR -2 AM 8:33

05547377

IDENTIFICATION REFERENCE

RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN.

1909 03/02 0101 03CHECK 190.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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05547 37
IDENTIF. A REFERENCE

99 MAR -2 AM 8:33

J. GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	48500.00
CON TX	179.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	190.45
CHECK	190.45

03/02/99 01 08:31 0001 1909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431097