RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ 80,000.00

63

STATE OF TENNESSEE
COUNTY OF Davidson

MELINDA G. MAYTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

The actual consideration or value whichever is greater, for this transfer is $80,000.00

Rebecca Montgomery
Affiant

Subscribed and sworn to before me, this 1st day of March, 1999.

Melinda G Mayton
Notary Public

My commission expires: My Commission Expires on 3-23-2002

WARRANTY DEED

BOOK 11362 PG. 227

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1257 KENMORE PL NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 72-7-335

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

RANDALL LYNN REYNOLDS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

DELORIS DUNCAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22, SECTION ONE, ELLIS ESTATES, AS OF RECORD IN BOOK 6200, PAGE 396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RANDALL LYNN REYNOLDS BY QUITCLAIM DEED FROM CATHY RENEE REYNOLDS DATED JULY 17, 1994 AND RECORDED IN BOOK 9597, PAGE 671, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1257 KENMORE PL, NASHVILLE, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this_____day of _____, 1999.

_____ X _____

_____

_____

State of Tennessee
County of Davidson

On this_____day of March, 1999, before me personally appeared Kandalynn Reynolds to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal,
My Commission expires: 3-23-2002

LINDA G. MAYTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires on 3/23/2002

_____
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

FILED 2:10 03/02 0101
RECEIVED
MAR -2 AM 10:45
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
307.00

RECORDING FEE & REFERENCE
554930

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11362 PG. 229

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

0554930

IDENTIF. & REFERENCE

99 MAR -2 AM 10:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

03/02/99 01 10:43 0001 2108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431297