BOOK 11363 PG. 764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Joan R. Herndon Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 1999.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires NOV. 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan R. Herndon Cox	FT Mortgage Companies d/b/a First Tennessee Mortgage Co.	98-9
(NAME) 5944 S New Hope Road	(NAME) P.O. Box 146	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Memphis, TN 38101	2452 03/02 0101 03CHECK 402.83
(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, **KEITH B. NOVAK AND WIFE, DEBRA L. NOVAK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOAN R. HERNDON COX AND HUSBAND, JOHN R. COX** , 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:

Being a tract of land on the Westerly margin of South New Hope Road which is described according to a Deed of record in Book 9110, page 361, Register's Office, Davidson County, Tennessee and further described according to a Mortgage Loan Inspection made by Campbell, McRae and Associates Surveying, Inc. dated September 19, 1997, License No. 1673 as follows:

Beginning at a point in the Westerly margin of South New Hope Road; said point being the southeast corner of the herein described tract and the southeast corner of the centerline of a T.V. A. easement; thence leaving said point and the Westerly margin of said road; South 70 degrees, 00 min., 20 seconds West, 191.11 feet to a point; thence North 19 degrees, 17 min., 29 seconds West, 192.25 feet to a point; thence North 84 degrees, 14 min., 36 seconds East, 187.38 feet to a point in the Westerly margin of South New Hope Road; thence with said margin with a curve to the left, having a radius of 1118.84 feet and a length of 146.43 feet to the point of beginning.

Being the same property conveyed to Keith B. Novak and wife, Debbie L. Novak by deed from Donald G. Atkins and Denise M. Atkins of record in Book 10629, page 410, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ■ property, known as 5944 S New Hope Road, Hermitage, TN 37076
(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 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 my/our hand(s) this 23rd day of February, 1999.

Keith B. Novak
Keith B. Novak

Debra L. Novak
Debra L. Novak

0555268
IDENTIF. + REFERENCE
99 MAR -2 PM 3:57
RECEIVED
DAVIDSON COUNTY, TN.
FARRELL EWIN

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 Keith B. Novak and wife, Debra L. Novak, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 23rd day of February, 1999

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0555268

IDENTIF. & REFERENCE

99 MAR -2 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.

			CAMT
			105900.00
		CON TX	391.83
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	402.83
		CHECK	402.83
03/02/99	01	15:55 0001	2452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431638