BOOK 11363 PG. 846

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Leslie A Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 99

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Blancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Lance Varden (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 62-6
825 Neely's Bend Road (ADDRESS)	501 Corporate Center Dr., #400 (ADDRESS)	PARCEL 57
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	11D-42895

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, Troy H. Weise and wife, Khrista Hassenboehler-Weise

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Lance Varden and Leslie A. Owen, both 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the northerly margin of Neely's Bend Road at the corner of Lot No. 4 and a tract marked "Exclusive Area"; thence with the line between Lot No. 4 and the "Exclusive Area" tract, northerly 271.6 feet to a point, and continuing with the line between said two tracts northwesterly 114.0 feet to the northwest corner of Lot No. 4 in the south line of Lot No. 87; thence easterly, along the line between Lots No. 4 and 87, 180.0 feet to the corner of Lots Nos. 3 and 4; thence southerly along the line between said lots, 471.0 feet to the northerly margin of Neely's Bend Road; thence along said road westerly 115.0 feet to the beginning.

BEING the same property conveyed to Troy H. Weise, and wife, Khrista Hassenboehler-Weise, by deed from Tyler F. McCain, and wife, Lori R. McCain, of record in Book 9846, Page 863, Register's Office for Davidson County, Tennessee.

05555288
IDENTIF. & REFERENCE
99 MAR -3 AM 7:59
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 825 Neely's Bend Road, Madison, TN 37115
(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.

Witness our hand s this 26th day of February, 19 99

Troy H. Weise

Khrista Hassenboehler-Weise

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 Troy H. Weise and wife, Khrista Hassenboehler-Weise

the bargainor S, 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 Goodlettsville, Tennessee, this 26th day of February 19 99

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

2475 03/03 0101 03CHECK 482.75

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

BOOK 11363 PG. 848

0555288

IDENTIF. ↑ REFERENCE

99 MAR -3 AM 7:59

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	127500.00
CON TX	471.75
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	482.75
CHECK	482.75

03/03/99 01 07:57 0001 2475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431658