47

BOOK 11364 PG. 69

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

David R Bunce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Bunce	MORTGAGESOUTH CORPORATION	PART OF MAP 15
(NAME)	(NAME)	
2875 Union Hill Road	104 Woodmont Blvd., Suite 402	PARCEL 99
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN 37205	
(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, Ann A. Jones, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Bunce and wife, Reba D. Bunce

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 lying in Davidson County, Tennessee and more particularly described according to a survey by R.L. Montoya, Land Surveying, Inc., dated February 6, 1999, as follows:

Tract No. 4: Beginning at an iron rod (old) in the southern margin of Union Hill Road, this being the most Northerly corner of this described Tract No. 4, of the Ann A. Jones Property being part of Parcel 99, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, recorded in Deed Book 5900, Page 27, Register's Office for Davidson County, Tennessee, and the Northwest corner of Parcel 100, Tax Map 15, Tax Assessor's Office for Davidson County, Tennessee, thence in a Southerly direction South 4 degrees 00 minutes 00 seconds West, 1,215.16 feet to an iron rod (new), thence along a new line in a Northerly direction North 22 degrees 29 minutes 42 seconds West, 807.58 feet to an iron rod (new) in the Southern margin of Union Hill Road, thence along said margin in a Northeasterly direction North 40 degrees 12 minutes 03 seconds East, 610.00 feet to the point of beginning for this described Tract No. 4, containing 5.02 acres, more or less.

Being part of the same property conveyed to Jimmy Ray Jones and wife, Ann A. Jones by Quitclaim deed from Jimmy Ray Jones and wife, Ann A. Jones and Nellie May Cooper, of record in Book 7328, Page 617, Register's Office for Davidson County, Tennessee. The said Jimmy Ray Jones having since died on May 22, 1996 in Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2875 Union Hill Road, Joelton, TN 37080
(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 my hand this 25th day of February 19 99

Ann A. Jones

Ann A. Jones

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 Ann A. Jones

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of February, 1999.

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 _____ and _____ 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

0555336
RECORDED & REFERENCE
99 MAR -3 AM 8:35
DAVIDSON COUNTY, TN.
03/02 0101 03CHECK 721-40
523

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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055536

INSTRUMENT REFERENCE

99 MAR -3 AM 8:35

REGISTER'S OFFICE
DAVIDSON CO. TN.

CAMT
192000.00
CON TX 710.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 721.40
CHECK 721.40

03/03/99 01 08:33 0001 2523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431706