Box 1

BOOK 11376 PG. 79

WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,500.00**

Michelle M Diedrich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF FEBRUARY, 1999.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle M. Diedrich	**FT Mortgage Companies d/b/a Sunbelt National Mortgage**	**149-2-B-98**
(NAME) **950 Strand Fleet Drive**	(NAME) **2974 LBJ Freeway Suite 200**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Dallas, TX 75234**	
(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, **Linda J. McCreary, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle M. Diedrich, 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:

Land in Davidson County, Tennessee, being Lot No. 194-A on the Plan of Zone Lot Division of lots 187 thru 191 and 193 thru 195, Piccadilly Square, Phase 2, of record in Plat Book 6250, Page 93,amneded in Book 6900, Page 106 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Linda J. McCreary, unmarried by deed of record in Book 9721, Page 526, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **950 Strand Fleet Drive, Antioch, TN 37013**
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

05587123
IDENTIF. & REFERENCE
99MAR-9 PM 1:06
REGISTER
DAVIDSON COUNTY, TN
6077 03/09 0101 02CHECK 271.85

Witness my/our hand(s) this 26th day of February, 1999.

Linda J. McCreary

Linda J. McCreary

STATE OF Tennessee
COUNTY OF Rutherford
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Linda J. McCreary 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 Smyrna, Tennessee, this 26th day of February, 1999.

Lori Holloway

Notary Public

Commission expires:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, 1999

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

0558723

IDENTIF. ↑ REFERENCE

99 MAR -9 PM 1:07

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT 70500.00
CON TX 260.85
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 271.85
CHECK 271.85

03/09/99 01 13:06 0001 6077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435230