WARRANTY DEED

BOOK 11376 PG. 118

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$78,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(APEX SEAL)

NOTARY PUBLIC LARGE

My Commission Expires 2-19-2002

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy D. Berg	**Sunshine Mortgage Corporation**	**119-13-293**
(NAME) **307 Tanksley Avenue**	(NAME) **750 Old Hickory Blvd. #220**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Brentwood, TN 37027**	
(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, **Alben H. Crouch**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy D. Berg, 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:

Being the East 1/2 of Lot No. 31 on the Map of the Tanksley Subdivision, as of record in Book 547, Page56, Register's Office for said County.

Said part of said Lot fronts 50 feet on the south side of Tanksley Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Alben H. Crouch by deed of record in Book 10271, Page 967, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Alben H. Crouch by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11376, Page 117, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **307 Tanksley Avenue, Nashville, TN 37211**
(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

05587732
ICOR Ltr. & Reference
99 MAR -9 PM 1:22
REGISTER
DAVIDSON COUNTY, TN
4084 03/09 0101 03CHECK 299.60

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

Alben H. Crouch

Alben H. Crouch BY: TERRY DESELMS
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2/26/99 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Alben H. Crouch, and acknowledged that Terry DeSelms executed the same as the free act and deed of the said Alben H. Crouch, through Power of Attorney granted Terry DeSelms by the said Alben H. Crouch.

NOTARY PUBLIC AT LARGE HARDEMAN CO. TENN.

Notary Public

My Commission Expires 2-19-2002

Commission Expires:

BOOK 11376 PG. 119

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

0558732

IDENTIF. & REFERENCE

99 MAR -9 PM 1:22

REGISTER

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 299.60
CHECK 299.60

03/09/99 01 13:21 0001 6086

BOOK 11376 PG. 120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435239