WARRANTY DEED

BOOK 11387 PG. 673

TCE-ETCC-99-159

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 53,200.00

Charles R McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February 99

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/25/01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

My Commission Expires MAR 25 2001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Charles R. McClanahan	New Century Mortgage Corporation	53-7-55
(NAME)	(NAME)	
1800 Bondurant Street	18400 VON KARMAN, SUITE 1000	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Irvine, CA 92612	
(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, Martha B. Short, Executrix of Estate of Robert D. Short

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. McClanahan and wife, Teresa G. McClanahan

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. 50 of Section "F" on the Revised Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 131, Register's Office for said County.

BEGINNING at the corner of Lots Nos. 49 and 50 and the westerly margin of 18th Street; thence with the westerly margin of said Street, southwardly 33.1 feet; thence eastwardly 35 feet to the corner of Lots Nos. 12 and 50; thence with the west line of Lot No. 12, southwardly 60.6 feet to the corner of Lots Nos. 12 and 31; thence with the west line of Lot No. 31, southwestwardly 100 feet to the corner of Lots Nos. 31, 32 and 50; thence with the line between Lots Nos. 32 and 50, westwardly 95 feet to the east line of Lot No. 60; thence with the east line of Lots Nos. 59 and 60 and part of Lot No. 58, northwardly 150 feet to the corner of Lots Nos. 49 and 50; thence with the line between said lots eastwardly 148.8 feet to the beginning.

Being the same property conveyed to Robert D. Short by deed from John T. Churchman, III, and wife, June P. Churchman of record in Deed Book 8686, page 239, Register's Office for Davidson County, Tennessee. And since than the Robert D. Short now being deceased, and Martha B. Short being the Heir at law of Robert D. Short.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

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

unimproved ( )
This is improved (X) property, known as 1800 Bondurant Street, Old Hickory, Tennessee 37138
(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 16th day of February, 19 99

Martha B. Short, Executrix of Estate of Robert D. Short
Martha B. Short, Executrix of Estate of Robert D. Short

BOOK 11387 PG. 674

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 Martha B. Short, Executrix of the Estate of Robert D. Short.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 16th day of February, 1999.

Commission expires 3/25/01

MELISSA D. ROGERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires MAR. 25, 2001

Melissa D. Rogers
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

05621148

IDENTIF. & REFERENCE

99 MAR 17 AM 9:08

FEE
DAVIDSON COUNTY, TN.

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130

Mail

MARY FRANCES RUDY
ATTORNEY - AT - LAW

- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11387 PG. 675

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

0562148

IDENTIF. & REFERENCE

99 MAR 17 AM 9:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 53200.00
CON TX 196.84
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 207.84
207.84

CONT

CONT 207.84
CHECK 207.84
03/17/99 01 09:07 0001 9697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438819