0564563

RECEIVED & RECORDED
99 MAR 23 AM 10:16
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

*This Instrument Prepared by:*
*Wilson & Weiss Title Associates*
*7100 Executive Center Drive, Suite 150*
*Brentwood TN 37027*
*B-0554*

Address of New Owner(s):
Billy R. Gray
215 Pear Orchard Drive
Goodlettsville, TN

Send Tax Bills to:
SAME

Tax Information:

18-3-17

BOOK 11395 PG. 753

# LIMITED WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HomeGold, Inc. f/k/a Emergent Mortgage Corp./Carolina Investors, Inc., (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Billy R. Gray, (the "Grantee"), their heirs and assigns, all that tract of land described as follows:

Being Lot No. 6 on the Plan of Connell Hills of record in Plat Book 2900, Page 141, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to HomeGold, Inc. f/k/a Emergent Mortgage Corp./Carolina Investors, Inc. by Substitute Trustees deed of record in Book 11128, Page 931, said Register's Office.

This conveyance is made subject to 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved property known as 215 Pear Orchard Drive, Goodlettsville, Tennessee,

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever. Grantor covenants with said estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth above. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument by its duly authorized officer on this 19th day of February, 1999.

2234 03/23 0101 03CHECK 349.18

HomeGold, Inc. f/k/a Emergent Mortgage Corp./
Carolina Investors, Inc.

BY: _____

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

BOOK 11395 PG. 754

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Laurie A. Jax, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged my self to be the Asst. Vice President, of HomeGold, Inc., f/k/a Emergent Mortgage Corp./Carolina Investors, Inc., the within named bargainer, a Corporation, and that he/she as such Asst. Vice President of HomeGold, Inc. f/k/a Emergent Mortgage Corp./Carolina Investors, Inc., executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Asst Vice President of said Corporation.

Witness my hand and seal, at office, this 19th day of February, 1999.

Vicki L Johnson
Notary Public

My Commission expires: Nov. 02, 2008

STATE OF South Carolina
COUNTY OF Greenville

The Actual Consideration or Value, whichever is Greater, for this Transaction
Is $91,400.00.

Laurie A. Jax
Affiant

Sworn to and subscribed before me this the 19th day of February, 1999.

My Commission Expires:
Nov. 02, 2008

Vicki L Johnson
Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11395 PG. 755

| | | |
|---|---|---|
| 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 |

0564563

IDENTIF. & REFERENCE

99 MAR 23 AM 10:16

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 91400.00 |
| CON TX | 338.18 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 349.18 |
| CHECK | 349.18 |

03/23/99 01 10:16 0001 2234

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1441327