Dox17

BOOK 11401 PG. 282

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF March 19 99

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stacy M. Poore (NAME)	First Trust Mortgage Company (NAME)	MAP 133-11
3816 Legate Court (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 135
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	6DA84120

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, Robert L. Rankin and wife, Leigh A. Rankin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy M. Poore

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. 154 on the Plan of Valley View Meadows, Section 2, as of record in Book 3600, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Rankin and wife, Leigh A. Rankin by deed from Rogelio Rodriguiez, Jr. and wife, Gloria Rodriguiez of record in Book 7403, page 31, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3770, page 214, said Register's Office.

This conveyance is subject to any and all existing easements of record and all matters shown on the plan of record in Book 3600, page 60, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

[illegible] 414.30

unimproved ( )
This is improved (X) property, known as 3816 Legate Court, 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.

Witness our hand s this 24th day of March 19 99

Robert L Rankin by Leigh Rankin attorney in fact
Robert L. Rankin by Leigh A. Rankin by Power of Attorney recorded simultaneous herewith

Leigh A. Rankin

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 Leigh A. Rankin

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 Nashville, Tennessee this 24th day of March, 1999.

Commission expires 11/24/2001

Laura A. Beasley
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 24, 1999 before me personally appeared Leigh A. Rankin to me known to be the person who executed the foregoing instrument in behalf of Robert L. Rankin and acknowledged that she executed same as the free act and deed of said Robert L. Rankin for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of March 1999.

My Commission Expires:

11/24/2001

Laura A. Beasley
Notary Public

056008
IDENTIFICATION → REFERENCE
99 MAR 25 AM 11:18

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11401 PG. 284

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	PRBFE	PROBATE FEE

0566008

IDENTIF. & REFERENCE

99[illegible]23 [illegible]:19

[illegible]
[illegible] 3.00
[illegible] 14.30
[illegible] 41.30
[illegible] 3770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442846