WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 1999

Notary Public

MY COMMISSION EXPIRES 1-27-2001

(AFFIX SEAL)

BOOK 11401 PG. 462

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stacy K. Rector	U.S. Trust Mortgage, Inc	105-13-176
(NAME) 1107 Douglas Avenue South	(NAME) 210 25th Ave North	22W-04455
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37203	
(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, Lester C. McClain, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy K. Rector, 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. 32 on the plan of the McAlister Property as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 60 feet on the southerly side of Douglas Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Lester C. McClain by deed from Deborah Lynn Jenkins of record in Book 9639, Page 503, Register's Office for Davidson County, Tennessee.

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

The above described property was never used as the primary residence for the above named Grantor, named herein

unimproved ☐
This is improved ☒ property, known as 1107 Douglas Avenue South, Nashville, TN 37204
(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/our hand(s) this 19th day of March, 1999.

Lester C. McClain

0566056
IDENTIFICATION REFERENCE
99 MAR 26 PM 1:09

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 Lester C. McClain, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 1999

Commission expires 1-27-2001

Notary Public

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	PBFEE	PROBATE FEE

BOOK 11401 PG. 461

0566056

IDENTIFICATION REFERENCE

99 MAR 23 PM 1:09

[illegible]	FEE 2.00
[illegible] TAX	352.24
FEE	1.00
MISC	9.00
CFEE	2.00
TOTAL	366.24
CHECK	366.24

[illegible] 13:0 0001 3520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442894