47

05661 73

IDENTIFICATION REFERENCE

99 MAR 26 PM 2:22

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater, for this transfer is Fifty-Eight Thousand Dollars and No Cents ($58,000.00).

E Ray Jones Conservator
Affiant

Subscribed and sworn to before me, this 15th day of February, 1999.

Notary Public

BONNA A. WELDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

This instrument was prepared by:

CASTLEMAN & GREEN, PLLC
Glancy Square, Suite 109
110 Glancy Street
Goodlettsville, Tennessee 37072

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
EquiVantage, Inc. P.O. Box 4332 Houston, Texas 77210-4332	EquiVantage, Inc. P.O. Box 4332 Houston, Texas 77210-4332	Map 74-14 Parcel 5 Field Book No. 13 DA 440

WARRANTY DEED

WHEREAS, EquiVantage, Inc. (the "Grantee") is the owner and holder of a certain promissory note dated December 18, 1996, from LeeAnne Cassidy and Elizabeth Seiner to the Grantee's predecessor in interest in the original principal amount of Fifty-Five Thousand, One Hundred Sixty-Five Dollars and No Cents ($55,165.00), which is secured by the deed of trust of record in Record Book 10318, Page 849, Register's Office for Davidson County, Tennessee:

WHEREAS, E. Ray Jones, Conservator for Elizabeth Lancaster Seiner, and Jeffrey G. Rappunn, Administrator for the Estate of LeeAnne Cassidy, (the "Grantors"), having been duly authorized, agree to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Fifty-Eight Thousand Dollars and No Cents ($58,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, E. Ray Jones, Conservator for Elizabeth Lancaster Seiner, and Jeffrey G. Rappunn, Administrator for the Estate of Lee Anne Cassidy, the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto EquiVantage, Inc., the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Lee Anne Cassidy and Elizabeth Seiner by deed from Melvin Weber Enterprises, Inc., of record in Record Book 10318, Page 846, Register's Office for Davidson County, Tennessee.

This is improved property, known as 121 Fern Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever, and Grantors covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have good title to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein-described promissory note and release of the herein described deed of trust.

WITNESS my hand this 15th day of February, 1999.

GRANTOR:

E. Ray Jones
Conservator for Elizabeth Lancaster Seiner

ACKNOWLEDGEMENT

STATE OF TENNESSEE }
COUNTY OF Davidson }

Subscribed and sworn to before me this 15th day of February 1999.

NOTARY PUBLIC

DONNA A. WELDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 25, 2002

WITNESS my hand this 22 day of February, 1999.

GRANTOR:

Jeffrey G. Rappunn
Administrator for the Estate of Lee Anne Cassidy

ACKNOWLEDGEMENT

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Subscribed and sworn to before me this 22nd day of February, 1999.

NOTARY PUBLIC

My Commission Expires:

5/28/2000

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER
241.00

WITNESS my hand this 1st ~~XXX~~ **day of** MARCH, **1999.**

GRANTEE: BOOK 11402 PG. 5

Dawn Blann
Vice President
EquiVantage, Inc.

ATTEST:

Name: Greg Kithas
Title: ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF Harris)

On this 1st **day of** March, **1999, before me personally appeared Dawn Blann and** Greg Kithas, **to me personally well known, who acknowledged that they were the Vice President and** Asst. Sec., **respectively, of EquiVantage, Inc., and that they, as such officers, being authorized so to do, had executed the foregoing instrument of the purpose therein contained, by signing the same of the corporation by themselves as such officers.**

Witness my hand and official seal this 1st **day of** March, **1999.**

Notary Public

SWORN TO before me this 1st, **day of** March, **1999.**

My Commission Expires:

JUDY A. TIDWELL
MY COMMISSION EXPIRES
May 28, 2001

EXHIBIT "A"

Legal Description

BEING LOT NO. 31 ON THE MAP OF WEAKLEY & DODD'S SUBDIVISION OF LOT NO. 17 OF THE BROOKLYN PLAN OF LOTS, AS OF RECORD IN BOOK 57, PAGE 126 TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11402 PG. 7

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

0566173

IDENTIF. & REFERENCE

99 MAR 26 PM 2:22

CAMT	58000.00
CON TX	214.60
PRFEE	1.00
TDEED	24.00
CFEE	2.00
TOTAL	241.60
CHECK	241.60

03/26/99 01 14:21 0001 3936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443011