22

BOOK 11412 PG. 95

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

James W. Guy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March 19 99

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. GUY	FT MORTGAGE COMPANIES D/B/A	61-15-373
(NAME)	FIRST TENNESSEE (NAME) MORTGAGE CO., INC.	
1310 NEWMAN AVENUE	2974 LBJ FREEWAY, SUITE 200	15DZ-18560
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	DALLAS, TX 75234	
(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, JENNIFER L. ANDERSON AND HUSBAND, MICHAEL G. ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. GUY AND WIFE, MELISA L. GUY

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 the easterly 50.0 feet of the westerly 150.0 feet of Lot No. 272 and the easterly 50.0 feet of the westerly 150.0 feet of the northerly part of Lot No. 271, on the Plan of INGLEWOOD PLACE, of record in Book 332, page 101, Register's Office for DAVIDSON County, Tennessee.

SAID part of said Lot Nos. 272 and 271 front 50.0 feet on the southerly margin of NEWMAN AVENUE and extends back between parallel lines, 150.0 feet to a dead line.

6625 04/01 0101 03CHECK 269.63

BEING the same property conveyed to JENNIFER L. WATSON, UNMARRIED, by deed from Raymond Aldridge and Mary A. Hibbs, Co-Executors of the Estate of Eliza Gold Miller, of record in Book 8575, page 980, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated March 26, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1310 NEWMAN AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

99 APR -1 PM 2:25
ALL TAXES HAVE BEEN PAID
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
INSTRUMENT #05687110

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 26th day of March 19 99

Jennifer L Anderson
JENNIFER L. ANDERSON

Michael Anderson
MICHAEL G. ANDERSON

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

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 JENNIFER L. ANDERSON **AND MICHAEL G. ANDERSON**

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **THEY** ~~XXX~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of March, 19 99

Commission expires May 27, 2001

I. DYKE TATUM 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

***** CONTINUATION**

400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

MICHAEL G. ANDERSON, HUSBAND OF JENNIFER L. ANDERSON, JOINS IN TO CONVEY ANY INTEREST HE MAY HAVE BY REASON OF HIS MARITAL STATUS IN SUBJECT PROPERTY.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11412 PG. 97

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

05687110

IDENTIFICATION REFERENCE

99 APR -1 PM 2:35

ALL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

CAMT 69900.00
CON TX 258.63
PRFEE 1.00
MOFEE 8.00
CFEE 2.00
TOTAL 269.63
CHECK 269.63

04/01/99 01 14:34 0001 6625

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445671