WARRANTY DEED

BOOK 11416 PG. 87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

R. Barry Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAY 27, 2001

MICHAEL J. PHILBIN NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

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
Cynthia L. Page	Union Planters Bank, N. A.	136-6-121
(NAME)	(NAME)	
3504 Saxon Mist Court	P O Box 3137	02DX00723
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Memphis, TN 38173-0137	
(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, William M. Garner and wife, Linda F. Garner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia L. Page and R. Barry Page, wife and husband, 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. 496 on the plan of Section Seven-A, Priest Lake Park, of record in Book 5200, Page 107, 108 and 109, Register's Office for said County.

SAID Lot No. 496 fronts 100 feet on the southerly margin of Saxon Mist Court and extends back 189.68 feet on the broken easterly line and 148.34 feet on the westerly line to a dead line in the rear, measuring 118.63 feet thereon.

BEING the same property conveyed to William M. Garner and Linda A. Flack, as joint tenants with right of survivorship by deed from Phillip W. Dawson and wife, Sandra K. Dawson of record in Book 6881, Page 162 said Register's Office and further conveyed to William M. Garner and wife, Linda F. Garner by Quitclaim Deed from Christy W. Ivey, Trustee of record in Book 6930, Page 187 Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 3504 Saxon Mist Court, Nashville, TN 37217
(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 29th day of March, 1999.

99 APR -6 AM 9:22

William M. Garner
William M. Garner

Linda F. Garner
Linda F. Garner

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

STATE OF TENNESSEE

BOOK 11416 PG. 88

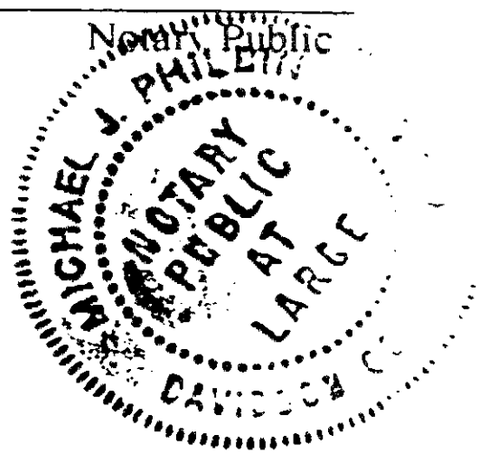
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Garner and wife, Linda F. Garner, 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 29th day of March, 1999.

Commission expires: My Commission Expires MAY 27 2001

Notary Public



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11416 PG. 89

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

0569708

99 APR -6 AM 9:22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446680