BOX 1

WARRANTY DEED

BOOK 11417 PG. 485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH 1999.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Sumner	SouthTrust Mortgage Corporation	148-6-144
(NAME)	(NAME)	
414 Derrick Court	100 Brookwood Place #300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35353	
(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, Jerry M. Matthews, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Sumner and wife Lisa G. Sumner, 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:

Being Lot No. 11A of the Zone Lot Division of Lot 11 Bakertown Gardens, Section II, as of record in Plat Book 6250, Page 407, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry M. Matthews by deed of record in Book 8836, Page 888, 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 **414 Derrick Court, Antioch, TN 37013**
(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.

0569963
IDENTIF. ↑ REFERENCE

99 APR -6 PM 1:30
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7515 04/06 0101 CHECK 233.00

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

Witness **my/our hand(s)** this **26th day of March, 1999**.

BOOK 11417 PG. 486

Jerry M. Matthews

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 Jerry M. Mathews the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 1999.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Notary Public

Commission expires:

My Commission Expires 2-18-2002

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	PRFEE	- PROBATE FEE

BOOK 11417 PG. 487

0569963

IDENTIF. ↑ REFERENCE

99 APR -6 PM 1:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	60000.00
CDN TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

04/06/99 01 13:33 0001 7919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446940