BOOK 11423 PG. 542 Box 1

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002~~
(AFFIX SEAL) 5/26/2002

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
Dannie R. Russell	**Tucker Federal Bank d/b/a Prime Lending**	**150-4-43**
(NAME)	(NAME)	
4104 Lancashire Drive	**P.O. Box 211788**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Augusta, GA 30917-1788**	
(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, **Anthony P. Colangelo and wife Penelope R. Colangelo**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dannie R. Russell and wife Judy Gale Russell**, 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, Tennessee, being Lot No. 542, Section One-B, Kensington of Priest Lake of record in Book 6250, Page 150, Register's Office for Davidson County, Tennessee, for a more complete description reference to said plan is hereby made.

Being the same property conveyed to Anthony P. Colangelo and wife, Penelope R. Colangelo by deed of record in Book 6573, Page 85, 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 **4104 Lancashire Drive, 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.

05711736

IDENTIFICATION REFERENCE

99 APR -8 PM 12:39
REGISTER
DAVIDSON COUNTY, TN.

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

Witness my/our hand(s) this 1st day of April, 1999.

Anthony P. Colangelo

Anthony P. Colangelo

Penelope R. Colangelo

Penelope R. Colangelo

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 Anthony P. Colangelo and wife, Penelope R. Colangelo 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 1st day of April, 1999.

Commission expires: 5/26/2002

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE VICTOR HAZELWOOD

9727 04/08 0101 03CHECK 580.43

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11423** PG. **544**

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

0571736

IDENTIFICATION REFERENCE

99 APR -8 PM 12:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	153900.00
CON TX	569.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	580.43
CHECK	580.43

04/08/99 01 12:41 0001 9727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448736