WARRANTY DEED

BOOK 11423 PG. 622

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,160.00**

James E Trea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF MARCH, 1999.**

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E Trea	**Tucker Federal Bank d/b/a Prime Lending**	**165-13-17**
(NAME) **1009 Greystone Court**	(NAME) **P.O. Box 211788**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **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, **Alan W. Birdwell and wife Kathie Birdwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E Trea and wife Denise R. Trea**, 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. 24 on the Revised Plan of Peppertree Forest Subdivision Section 1 of record in Plat Book 6900, Page 973, 974, and 975, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alan W. Birdwell and wife Kathie Birdwell by deed of record in Book 8057, Page 696, 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 **1009 Greystone 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.

05711752
IDENTIFICATION REFERENCE

99 APR -8 PM 12:47
ILL. FEE $ 314.99 REGISTER
DAVIDSON COUNTY, TN.

9743 04/08 0101 03CHECK

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

Witness my/our hand(s) this 31st day of March, 1999.

Alan W. Birdwell

Alan W. Birdwell

Kathie Birdwell

Kathie Birdwell

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 Alan W. Birdwell and wife, Kathie Birdwell 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 3/31/99.

Commission expires: 5-24-2002

Elizabeth E. Hyatt

Notary Public

NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11423** PG. **624**

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

0571752

IDENTIFICATION REFERENCE

99 APR -8 PM 12:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82160.00
CON TX	303.99
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.99
CHECK	314.99

04/08/99 01 12:49 0001 9743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448752