WARRANTY DEED

BOOK 11423 PG. 648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 1999.

Elizabeth E Juplett
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
Stephen R. Josleyn	**FT Mortgage Companies**	**64-3-C.3**
(NAME)	(NAME)	
608 Ward Circle	2345 Grand Ave #200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Kansas City, Mo 64108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Fred E. McDaniel, Jr. and wife Teresa M. McDaniel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen R. Josleyn and wife Phyllis E. Josleyn**, 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. 302 on the Plan of Brandywine Pointe Subdivision Section 2 Phase One of record in Plat Book 7900, Page 165 as revised in Book 7900, Page 172, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Fred E. McDaniel, Jr. and wife Teresa M. McDaniel by deed of record in Book 8610, Page 590, 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 **608 Ward Circle, Old Hickory, TN 37138**
(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.

05711757
IDENTIFICATION REFERENCE

99 APR -8 PM 12:50
ALL TAXES PAID
DAVIDSON COUNTY, TN.

9748 04/08 0101 08 CHECK 1582.50

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

Witness my/our hand(s) this 2nd day of April, 1999.

Fred E. McDaniel, Jr.

Fred E. McDaniel, Jr.

Teresa M. McDaniel

Teresa M. McDaniel

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 Fred E. McDaniel, Jr. and wife, Teresa M. McDaniel 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 4/2/99.

Elizabeth E Triplett

Notary Public

Commission expires: 5-26-2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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 11423 PG. 650

05711757

IDENTIFICATION REFERENCE

99 APR -8 PM 12:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	425000.00
CON TX	1572.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1583.50
CHECK	1583.50

04/08/99 01 12:52 0001 9748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448757