Box 1

WARRANTY DEED

BOOK 11426 PG. 573

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00**

* William F. Stroud III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF MARCH, 1999.**

Victoria Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

VICTORIA HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Stroud III	**Franklin American Mortgage Company**	**119-4-96**
(NAME) **324 Lawndale Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Franklin, TN 37067**	
(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, **Peter D. Humphrey and Peter S. Humphrey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William F. Stroud III, unmarried and Christopher S. Cole unmarried**, 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. 31 on the Plan of Glencliff Estates Section 3 of record in Plat Book 1424, Page
1, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Peter D. Humphrey unmarried and, Peter S. Humphrey by deed of record in Book 10346, Page 733, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Peter S. Humphrey by Mindy V. Humphrey as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11426, Page 571, in the 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 **324 Lawndale Drive, 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.

05572623

ILLEGIBLE REFERENCE

99 APR -9 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

0807 04/09 0101 03CHECK 454.63

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

Witness **my/our hand(s)** this **30th day of March, 1999**.

Peter D. Humphrey

Peter S. Humphrey
by Melinde V. Humphrey Attn/in fact

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 Peter D. Humphrey 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 30th day of March, 1999.

Notary Public

Commission expires: 5/26/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this March 29, 1999 before me personally appeared Mindy V. Humphrey, the person who executed the foregoing instrument on behalf of Peter S. Humphrey, and acknowledged that she executed the same as the free act and deed of the said Peter S. Humphrey, through Power of Attorney granted Mindy V. Humphrey, by the said Peter S. Humphrey.

Notary Public

Commission Expires: 5/26/2002

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 11426 PG. 575

0572623

INSTRUMENT REFERENCE

99 APR -9 PM 3:36

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	119900.00
CON TX	443.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	454.63
CHECK	454.63

04/09/99 01 15:39 0001 0807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449801