FILE BOX 45

# WARRANTY DEED

ZANA C. PETTY 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 $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~
(AFFIX SEAL) 3-29-2003

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rebecca H. McCauley | First Union Mortgage Corporation | MAP 150-14 |
| (NAME) | (NAME) | |
| 3612 Lipton Place | 1100 Corporate Center Drive | PARCEL 78 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Raleigh, NC 27607-5066 | |
| (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, Henry A. McGuffey, III and wife, Elaine B. McGuffey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca H. McCauley, married

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. 6J, on the Plan of Lake Towne Park, Section 6, of record in Plat Book 6900, Page 832, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Henry A. McGuffey, III and wife, Elaine B. McGuffey by deed from Jack Williams Construction Company, Inc., of record in Book 8146, Page 137, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7931, Page 898, Register's Office for said County.

0574168

IDENTIFICATION REFERENCE

99 APR 14 PM 2:20
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2449 04/14 0101 03CHECK 355.10

unimproved ( )
This is improved ( X ) property, known as 3612 Lipton Place, 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.

Witness our hand s this 12th day of April, 19 99

Henry A. McGuffey, III

Elaine B. McGuffey

BOOK 11431 PG. 903

FILE BOX 45

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 Henry A. McGuffey, III and wife, Elaine B. McGuffey

the bargainor S, 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 12th day of April 19 99.

Commission expires ~~March 24, 2001~~ 3-29-2003

Notary Public

ZANA C. MOORE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11431 PG. 904

| | | |
|---|---|---|
| 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 |

0574168

IDENTIF. & REFERENCE

99 APR 14 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 93000.00 |
| CON TX | 344.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 355.10 |
| CHECK | 355.10 |

04/14/99 01 14:22 0001 2449

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1451423