40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 1999

NOTARY PUBLIC

MY COMMISSION EXPIRES: February 14, 2002

BOOK 11434 PG. 38

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, SUBDIVISION NUMBERS
Julian T. Saunders	CTX Mortgage Company	094-B24
(NAME)	(NAME)	
317 Alder Court	P.O. Box 199000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75219-9000	
(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, Sherrie Mingesz Brooks, married f/k/a Sherrie H. Mingesz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julian T. Saunders and wife Shella R. Saunders, 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 Plan of Ransom Place, Phase One, according to the plan of record in Book 6900, pages 922-924, Register's Office for Davidson County, Tennessee, and to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sherrie H. Mingesz, umarried by deed of record in Book 9564, Page 384, 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 317 Alder Court, 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.

99 APR 15 PM 3:50
REGISTER
DAVIDSON COUNTY, TN.

RECORDING REFERENCE
00 14835

$139,900.00 0101 DAVIDSON 582-

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

Witness my our hand(s) this 12th day of April, 1999

Sherrie Mingesz Brooks

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 Sherrie Mingesz Brooks the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 1999.

Commission expires 5/26/2002

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

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
TO - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK **11434** PG. **40**

0574835

IDENTIFICATION REFERENCE

99 APR 15 PM 3:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
139900.00
CON TX 571.63
PRFEE 1.00
MDEED 8.00
CFEE 2.00
~~TOTAL 582.63~~
~~CHECK 582.63~~
04/15/99 01 15:53 0001 3170

VOID
~~CON TX 571.63~~
CON TX 517.63
~~TOTAL 54.00~~
~~CHECK 54.00~~
04/16/99 01 08:12 0001 3201
3201 04/16 0101 03CHECK 54.00

Total $ 528.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452138