WARRANTY DEED

BOOK 11442 PG. 808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF APRIL, 1999.

Notary Public

MY COMMISSION EXPIRES: MAY 26, 2002

(AFFIX SEAL)

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
Brian T. Ramsey	**FT Mortgage Companies d/b/a Sunbelt National Mortgage**	**120-1-79**
(NAME) **1219 Kermit Drive**	(NAME) **2974 LBJ Freeway Suite 200**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Dallas, TX 75234**	
(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, **L.B. Fletcher III and wife Eugenia T. Fletcher**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian T. Ramsey, 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:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Miro Meadows of record in Plat Book 1424, Page 95, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to L.B. Fletcher III and Eugenia T. Fletcher, a married couple by deed of record in Book 10976, Page 606, 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 **1219 Kermit 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.

0577294

IDENTIFICATION REFERENCE

99 APR 22 PM 1:04

REGISTER
DAVIDSON COUNTY, TN.

299.00 0422/99 0101 CHECK

Witness my/our hand(s) this 15th day of April, 1999.

L.B. Fletcher III

Eugenia T. Fletcher

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 L.B. Fletcher III and Eugenia T. Fletcher, a married couple 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 15th day of April, 1999.

ELISABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
AT LARGE

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 11442 PG. 810

0577294

RECEIVED FOR REGISTRATION
99 APR 22 PM 1:04
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	78000.00
CON TX	288.60
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	299.60
CHECK	299.60

04/22/99 01 13:06 0001 5802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475745