# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 11/7/2002
(AFFIX SEAL)

BOOK 11442 PG. 906

Mail

**THIS INSTRUMENT WAS PREPARED BY**
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Triad Properties (NAME) | same (NAME) | 163-13A-59 |
| 4504 Stoneview Dr (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee (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, Rhonda N. Burgess, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Triad Properties

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. 351 on the Plan of Peppertree Forest, Section IV, P.U.D. as of record in Plat Book 7900, page 426, Register's Office for said County, to which reference is made for a more complete desciption.

Being the same property conveyed to Rhonda N. Burgess, unmarried by deed dated 6-30-93, from Allen Earps and wife, Betty Earps, filed for record on 7-2-93, in Book 9003, page 402, Register's Office for Davidson County, Tennessee.

05773 15
IDENTIFICATION REFERENCE

99 APR 22 PM 1:15
REGISTER
DAVIDSON COUNTY, TN.

T823 04/22 0101 03CHECK 288.50

unimproved ( )
This is improved ( X ) property, known as 4504 Stoneview Dr, Antioch, Tennessee
(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 my hand this 2nd day of April, 19 99

Rhonda N. Burgess

Rhonda N. Burgess

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 Rhonda N. Burgess, unmarried

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 Madison Tennessee, this 2nd day of April 19 99

Commission expires 11/7/2000

Notary Public

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** _____

| | | |
|---|---|---|
| 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. 908

05773I5

IDENTIFICATION REFERENCE

99 APR 22 PM 1:15

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

| | |
|---|---|
| CAMT | 75000.00 |
| CON TX | 277.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 288.50 |
| CHECK | 288.50 |

04/22/99 01 13:17 0001 5823

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

**No.** 1475766