BOOK 11445 PG. 868

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 28, 2002

TCB-ETCC-99-910

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen M. Linville (NAME)	Irwin Mortgage Corporation (NAME)	119
212 Radnor Street (ADDRESS)	9265 Counselor's Row (ADDRESS)	24
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Indianapolis, IN 46240 (CITY) (STATE) (ZIP)	268

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, Laura D. Lampley and wife, James Derrick Pierce, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen M. Linville

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. 45 on the Plan of Pleasant View Subdivision, as of record in Plat Book 421, Page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laura D. Lampley and James Derrick Pierce, both unmarried persons, by deed from Ray Batts, of record in Deed Book 8032, Page 251, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

99 APR 26 AM 9:56
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

05781811
IDENTIFICATION REFERENCE

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

unimproved ( )
This is improved (X) property, known as 212 Radnor Street, Nashville, Tennessee 37211
(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 30th day of March, 19 99

Laura D. Lampley

Laura D. Lampley

James Derrick Pierce

01 CHECK 303.30

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 Laura D. Lampley and wife, James Derrick Pierce, married

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 Brentwood, Tennessee, this 30th day of March, 19 99.

Commission expires 9-28-2002

CINDY FREDRICKSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

Notary Public

My Commission Expires SEPT. 28, 2002

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

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11445 PG. 870

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

05781811

IDENTIFICATION & REFERENCE

99 APR 26 AM 9:56

REGISTER
DAVIDSON COUNTY, TN.

CAMT	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	303.30
CHECK	303.30

04/26/99 01 09:59 0001 6745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476682