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 **$129,921.00**

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF APRIL, 1999**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michal D. Steplowski	First Guaranty Mortgage	**150-11-163**
(NAME) **3101 Country Lawn Dr.**	(NAME) 8180 Greensboro Drive #1175	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) McLean, Virginia 22102	
(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, **Timothy R. Powers and wife, Connie T. Powers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michal D. Steplowski unmarried and Janyce L. Coy unmarried**, 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. 225 on the Plan of The Country Section 6A of record in Plat Book 5200, Page 667, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy R. Powers and Connie T. Oxford by deed of record in Book 6281, Page 913, Register's Office for Davidson County, Tennessee. Connie T. Oxford and Connie T. Powers being one and the same.

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

BOOK **11456** PG. **147**

unimproved ☐
This is improved ☒ property, known as **3101 Country Lawn Dr., 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.

0580943

MAP-PARCEL OR REFERENCE

99 APR 30 PM 3:26
CILL G. HICKMAN, REGISTER
DAVIDSON COUNTY, TN.

491.71 MORTGAGE TAX 0.00
9960 04/30 0101

Witness **my/our hand(s)** this **23rd day of April, 1999**.

FILE BOX 45

Timothy R. Powers

Connie T. Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11456 PG. 148

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Timothy R. Powers and wife, Connie T. Powers 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 4/23/99

Commission expires: 5.26.2000

Notary Public

ELIZABETH E. TRIFFLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11456 PG. 149

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

0580943

IDENTIFICATION REFERENCE

99 APR 30 PM 3:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	129921.00
CON TX	480.71
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	491.71
CHECK	491.71

04/30/99 01 15:29 0001 9660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454361