56

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11456 PG. 896

**THIS INDENTURE**, made and entered into as of the **21st** day of **April, 1999** by and between

**JOHN R. BRANDON, UNMARRIED**

hereinafter referred to as Grantor, and

**THOMAS HASLETT and CAROL HASLETT, HUSBAND AND WIFE**

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING UNIT NO. 181 ON THE PLAN OF HERMITAGE MEADOWS, SUBDIVISION, STAGE TWO, OF RECORD IN BOOK 5200, PAGE 682, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION THEREOF.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO JOHN R. BRANDON, UNMARRIED, BY DEED FROM THOMAS W. GRUMKE AND WIFE, JANE BARRY GRUMKE OF RECORD IN BOOK 6382 PAGE 805 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

9980 04/30 0101 03CHECK 307.00

Whenever 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** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

**JOHN R. BRANDON**

05812216

99 APR 30 PM 5:40

[illegible] REGISTER
DAVIDSON COUNTY, TN.

**INDIVIDUAL**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JOHN R. BRANDON, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **April, 1999**.

Notary Public

Commission Expiration: _____

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 29, 2000

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$80,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Affiant**

Subscribed and sworn to before me this **21st** day of **April, 1999**.

Notary Public

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

Commission Expiration: _____

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD<br>NASHVILLE, TN. 37215 | AMERICA'S WHOLESALE LENDER<br>155 North Lake Avenue<br>Pasadena, CA 91109 | 181 THISTLE LANE<br>HERMITAGE, TN 37076<br><br>MAP PARCEL NUMBER<br>86-14-0-A-181.00 |

WD-MULTI.DOC
File No. 99-464

NASHVILLE ESCROW CO.
Title Co. T.G. No.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11456 PG. 892

| | | | | | |
|---|---|---|---|---|---|
| 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 |

05812216

IDENTIFICATION REFERENCE

99 APR 30 PM 5:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 60000.00 |
| CON TX | 296.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 307.00 |
| CHECK | 307.00 |

04/30/99 01 17:43 0001 9980

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

**No.** 1454681