Box 1

SPECIAL WARRANTY DEED

BOOK 11462 PG. 363

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$36,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **22ND DAY OF APRIL, 1999.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

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

My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Mitchell	Owner	**83-2-309**
(NAME) 7001 8th Ave So ~~312 Manchester Avenue~~	(NAME)	
(ADDRESS) Nashville TN 37203 ~~Antioch, TN 37013~~	(ADDRESS) ,	
(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, **EquiVantage, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Mitchell, 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:

A certain Tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 50 front feet of the northerly 99 feet of Lot No. 5 on the Plan of Brownsville of record in Book 21, Page 9, as of record in Plat Book 161, Page 67, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the easterly margin of Manchester Avenue and extends back 200.00 feet on the northerly line and 201.7 feet on the twice broken southerly line to a dead line at an alley in the rear measuring 48.5 feet thereon.

Being the same property conveyed to EquiVantage, Inc. by deed of record in Book 11370, Page 711, 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 **312 Manchester Avenue, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

" By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate spportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as " AS IS " and " WHERE IS " basis. And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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.

0582583

INDEXING REFERENCE

99 MAY -4 PM 3:16

REGISTER
DAVIDSON COUNTY, TN.

1575 05/04 0101 02CHECK 144.20

Witness **our hands** this **22nd day of April, 1999**.

Debbie Thiel

Debbie Thiel

Christian Morgan

Christian Morgan

EquiVantage, Inc.

By: Dawn Blann

DAWN BLANN, VP

Attest: Greg Kithas

Greg Kithas ASST. SECRETARY

State of ~~Tennessee~~ Texas County of ~~Davidson~~ Harris

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DAWN BLANN, VP, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VICE PRESIDENT of the EquiVantage Inc., a corporation, and that he as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as VICE PRESIDENT.

Witness my hand and official seal at Houston, Texas, this 19th day of April, 1999.

Judy A. Tidwell

Notary Public

Commission expires:

JUDY A. TIDWELL
MY COMMISSION EXPIRES
May 28, 2001

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 365

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

0582583

INSTRUMENT REFERENCE

99 MAY -4 PM 3:16

REGISTER
DAVIDSON COUNTY, TN.

CAMT	3,000.00
CON Tx	133.20
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	144.20
CHECK	144.20

05/04/99 01 - 15:20 0001 1375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456062