BOX1

WARRANTY DEED

BOOK 11462 PG. 369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 1999.

Notary Public

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

My Commission Expires 2-19-2002

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Batey	**Accredited Home Lenders, A California Corporation**	**87-2-39**
(NAME) **4585 Raccoon Trail**	(NAME) **15030 Avenue of Science, #100**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **San Diego, CA 92128**	
(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, **Linda W. Jordan f/k/a Linda E. Wright and Marie Ann Kempista**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph L. Batey, 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. 48 on the Plan of New Hope Meadows, Phase I, First Revision of record in Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda F. Wright and Marie Ann Kempista by deed of record in Book 9768, Page 694, 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 **4585 Raccoon Trail, Hermitage, TN 37076**
(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.

99 MAY -4 PM 3:17
RECEIVED
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
LETTER OF REFERENCE
0582585
577 05/04/99 0104 03CHECK 595.00

Witness **my/our hand(s)** this **26th day of April, 1999**.

Linda W. Jordan

Marie Ann Kempista

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 Linda W. Jordan and Marie Ann Kempista 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 26th day of April, 1999.

Notary Public

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

My Commission Expires 2-13-2002

Commission expires:

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11462** PG. **371**

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

0582585

REGISTER'S REFERENCE

99 MAY -4 PM 3:17

REGISTER
DAVIDSON COUNTY, TN.

DATE

	155000.00
CON TX	504.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	595.60
CHECK	595.60

05/04/99 CA 15:21 0001 1377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456064