WARRANTY DEED

BOOK 11462 PG. 475

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,000.00**

Scott M Armes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF APRIL, 1999**

Elizabeth E Hayford
Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott M. Armes	**Mortgage Resources, Inc.**	**142-2-141**
(NAME)	(NAME)	
7431 Bridle Drive	**404 BNA Drive Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37217**	
(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, **Owen J. Baltuth and wife Keeble C. Baltuth**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott M. Armes and wife Christine D. Armes**, 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. 178 on the Plan of Cross Timbers Section 4 of record in Plat Book 4175, Page 54, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Owen J. Baltuth and wife Keeble C. Baltuth by deed of record in Book 9999, Page 958, 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 **7431 Bridle Drive, Nashville, TN 37221**
(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.

0582606

REFERENCE

99 MAY -4 PM 3:27

REGISTER
DAVIDSON COUNTY, TN.

1330 05/04 0101 02CHECK 495.70

Witness **my/our hand(s)** this **30th day of April, 1999**.

Owen J. Baltuth

Keeble C. Baltuth

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 Owen J. Baltuth and wife Keeble C. Baltuth 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 4/30/99.

Notary Public

Commission expires: 5/26/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 477

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

0582606

IDENTIFICATION/REFERENCE

99 MAY -4 PM 3:27

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			131000.00
		CON TX	484.70
		PRFEE	1.00
		MBEED	8.00
		CFEE	2.00
		TOTAL	495.70
		CHECK	495.70
05/04/99	01	15:30 0001	1398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456085