TN120922 3 Prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

BOOK 11163 PG 953

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 130,000

Marsha Reid
Affiant

Subscribed and sworn to before me, this 29 day of April, 1999.

My commission expires: _____

Notary Public

# WARRANTY DEED

| | |
|---|---|
| **Address of New Owner & Send Tax Bills to:** | **Prepared By:** Linda R. Kosack, Atty.<br>8109 Wikle Road, East<br>Brentwood, TN 37027 |
| 5029 EDMONDSON PK<br>NASHVILLE, TN 37211 | **Return To:** TransContinental Title Company<br>2630 Elm Hill Pike, Ste. 100<br>Nashville, TN 37214 |

map & parcel no. 147/10/56

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

**TIM REYNOLDS**

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

**PATRICIA KEMPER**

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 301, SECTION FIVE, CALDWELL COUNTY ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 16, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TIM REYNOLDS, BY CASH DEED FROM H.U.D., DATED DECEMBER 18, 1998, AND RECORDED IN BOOK 11290, PAGE 318, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 5029 EDMONDSON PK, NASHVILLE, TN 37211

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____,

page _____, Register's Office for said County.

BOOK 11463 PG. 954

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29 day of April, 1999.

State of Tennessee
County of Davidson

On this 29 day of April, 1999, before me personally appeared Tim Reynolds to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

_____

Notary Public

# WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

STATE OF TENNESSEE
NOTARY PUBLIC

99 MAY -5 PM 12:44

05829978

RECEIVED FOR RECORD
492.00

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11463 PG. 955

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

05829?8

MAY -5 PM 12:44

DRFT 130000.00
CON TX 481.00
PRFEE 1.00
RECRD 8.00
CFEE 2.00
TOTAL 492.00
CHECK 492.00

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

**No.** 1456503