WARRANTY DEED

BOOK 11464 PG. 704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,900.00**

Jennifer Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF APRIL, 1999.**

Notary Public

MY COMMISSION EXPIRES: 4-22-2000

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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
Charles B. Owen	**Southeastern Mortgage of Tennessee, Inc.**	**150-7-401**
(NAME) **3421 Country Way**	(NAME) **115 29th Ave. South**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37212**	
(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, **Elaine M. Kelsey, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles B. Owen, a single man**, 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. 382 on the Final P.U.D. Plan of Towne Village of the Country, Section Four-B of record in Plat Book 6250, Page 496, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 382 fronts 65.0 feet on the Southwesterly margin of Country way Road and extends back 155.0 feet on the Northwesterly line and 130 feet on the Southeasterly line to a dead line in the rear measuring 69.64 feet thereon.

Being the same property conveyed to Elaine M. Kelsey by deed of record in Book 7414, Page 378, 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 **3421 Country Way, Antioch, TN 37013**
(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.

0583150
INSTRUMENT #
99 MAY -5 PM 2:34
REGISTER
RECEIVED TOTO 60/50 ASST
E5-904

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

Witness **my/our hand(s)** this **29th day of April, 1999**.

Elaine M. Kelsey

Elaine M. Kelsey

BOOK 11464 PG. 705

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 Elaine M. Kelsey the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1999.

Commission expires: 5/26/2002

Notary Public

VICTORIA HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11464 PG. 706

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

05 83150

REFERENCE

99 MAY -5 PM 2:34

REGISTER
DAVIDSON CO. TN.

CAMT	106900.00
CON TX	395.53
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	406.53
CHECK	406.53

05/05/99 01 14:38 0001 1997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456677