WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11483 PG. 384

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,000.00**

Chris R. Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF APRIL, 1999.**

Elizabeth E. Triplett
Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris R. Burton	**Mortgage Portfolio Services, Inc.**	**86-7-195**
(NAME) **1405 Wood Chimes Court**	(NAME) **4144 N. Central Expressway #850**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Dallas, TX 75204**	
(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, **Billy Turner Bell and wife Angela McDaniel Bell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris R. Burton unmarried and Joe R Burton Jr. 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:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Jackson's Retreat Phase 5-B of record in Plat Book 6250, Page 905, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Billy Turner Bell and wife, Angela McDaniel Bell by deed of record in Book 10593, Page 11, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Angela McDaniel Bell by Billy ~~Turner~~ T. Sg Bell as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11483, Page 383, in the 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 **1405 Wood Chimes Court, 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.

05882296
RECEIVED FOR REFERENCE
99 MAY 18 PM 12:42
REGISTER
DAVIDSON COUNTY, TN.
05/18 0001 02DEFOR 440.20

Witness my/our hand(s) this 28th day of April, 1999.

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Billy Turner Bell

Angela McDaniel Bell By Billy T. Bell Atty in fact

State of Tennessee
County of Davidson

On this 28th day of April, 1999 before me personally appeared Billy T. Bell, the person who executed the foregoing instrument on behalf of Angela McDaniel Bell and acknowledged that he executed the same as the free act and deed of the said Angela McDaniel Bell, through Power of Attorney granted him by the said Angela McDaniel Bell.

Commission expires: 5/26/2002

Elizabeth E Triplett
Notary Public

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 Billy Turner Bell bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 1999.

Commission expires: 5/26/2002

Elizabeth E Triplett
Notary Public

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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05888296

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

99 MAY 18 PM 12:42

CASH

	114000.00
CO TX	429.20
PRFEE	1.00
MRTG	8.00
CFEE	2.00
TOTAL	440.20
CHECK	440.20

05/18/99 01 12:45 0001 7451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462071