B61

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON

BOOK 11490 PG. 599

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF MAY, 1999.**

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
David Brent Gambrell	**FT Mortgage Companies d/b/a Sunbelt National Mortgage**	**62-13-50**
(NAME) **1505 Riverwood Drive**	(NAME) **2974 LBJ Freeway Suite 200**	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Dallas, TX 75234**	
(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, **Lester A. Goodall and wife Kimberly S. Goodall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Brent Gambrell, 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:

Being the southwesterly part of lot No. 33 on the Map of Riverwood Subdivision as of record in Book 547, Page 62, RODC, Tennessee, and described according to a copy of a survey by Cantrell, Connell and Greek, Engineers, dated March 20, 1950, as follows:

Beginning at a point at the intersection of the northerly margin of McGavock Pike and the easterly margin of Riverwood Drive; thence with the northerly margin of said McGavick Pike, formerly known as Maxey Lane, north 18 degrees 15 minutes east 119 feet to a point and north 22 degrees 24 minutes east 100 feet to a point and north 31 degrees 43 minutes east 76 feet to an iron pin; thence northwesterly 89.5 feet to an iron pin; thence southwesterly 199.5 feet to an iron pin in the easterly margin of Riverwood Drive; thence with the margin of the same south 21 degrees 40 minutes east 55 feet to a point; thence south 23 degrees 47 minutes east 192 feet to the beginning.

Being the same property conveyed to Lester A. Goodall and wife Kimberly S. Goodall by deed of record in Book 9881, Page 962, 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 **1505 Riverwood Drive, Nashville, TN 37216**
(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.

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

05/28/1999 01:01 PM CHECK 455.00

Witness my/our hand(s) this 20th day of May, 1999.

Lester A. Goodall

Kimberly S. Goodall

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 Lester A. Goodall and wife Kimberly S. Goodall 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 5/20/99.

Notary Public

Commission expires: 5/26/2002

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

05904 19
IDENTIFICATION REFERENCE
99 MAY 24 PM 12:31
JILL G. [illegible]
DAVIDSON COUNTY, TN.

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

BOOK 11490 PG. 601

0590419

IDENTIFICATION REFERENCE

99 MAY 24 PM 12:31

REGISTER
DAVIDSON COUNTY, TN.

AMT
120000.00
CON TX 444.00
PRFEE 1.00
MRFEE 0.00
CFEE 2.00
TOTAL 455.00
CHECK 455.00

05/24/99 01 12:35 0001 9753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464348