BOOK 11495 PG 225
Page 225

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

X Elizabeth Roper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

47

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Roper	Mortgage Portfolio Services,	MAP 61-16
(NAME)	(NAME)	
1342 Greenland Avenue	5520 LBJ Freeway, Suite 200	PARCEL 129
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, Texas 75240	
(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, Margaret N. Downey, The Only Heir-at-law of Ben H. Northern and wife, Emily C. Northern, Both Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Roper, 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 Lot No. 9 of Block "E" on the Map of Greenland Estates, as of record in Book 974, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southwesterly side of Greenland Avenue and runs back 290 feet on the northwesterly line and 283 feet on the southeasterly line, to a dead line, measuring 50.5 feet thereon.

Being the same property conveyed to Ben H. Northern and wife, Emily C. Northern by deed from John D. Phipps and wife, Myrtle D. Phipps, of record in Book 1533, Page 221, Register's Office for Davidson County, Tennessee. The said Ben Haralson Northern having preceased Emily C. Northern. The said Emily C. Northern having died Intestate on December 20, 1998 in Davidson County, Tennessee leaving Margaret N. Downey as her only heir-at-law.

unimproved ( )
This is improved (X) property, known as 1342 Greenland Avenue, 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.

Witness my hand this 21st day of May, 19 99

Margaret N. Downey
Margaret N. Downey

First Data Systems, Inc. 1-800-626-5427

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 Margaret N. Downey

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 Goodlettsville, Tennessee, this 21st day of May 19 99.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

05916673
IDENTIFICATION REFERENCE
99MAY 26 PM 1:53
ELIHU HARRISON REGISTER
DAVIDSON COUNTY, TN.
294.05 05/26 0101 03CHECK

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

99 MAY 26 PM 1:53

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

BOOK 11495 PG. 227

05916673

IDENTIFICATION REFERENCE

CAMT	76500.00
CON TX	283.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	294.05
CHECK	294.05

05/26/99 01 13:56 0001 1059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465637