29-B3

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 11500 PG. 259

# WARRANTY DEED

**Name and Address of New Owner:**
**C. Joseph Muniz**
**Tuyet Pham**

**Send Tax Bills To:**
SAME

| **Street Address of Subject Propert** | **Map-Parcel No:** |
|---|---|
| **7824 Hapeth View Drive** | **156-1-B** |
| **Nashville, Tn 37221** | **11.CO** |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLARK M. GORDER AND SPOUSE, ANN K. GORDER, "GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **C. JOSEPH MUNIZ AND SPOUSE, TUYET PHAM "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setbak lines, if any, and easements and rights of way for public utilities applicable to this property.

2. 1999 Taxes, which have been prorated and assumed by Grantee.

3. All matters shown on the recorded plan of record in Book 6900, page 319, Register's Office for Davidson County, Tennessee.

4. Declarations of covenants, conditions and restrictions of record in Book 7112 page 341 & 350 and Book 7241, page 537, Register's Office for Davidson County, Tennessee.

**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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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.

Whenever 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** our hands this 21st day of May, 1999.

Clark M. Gorder

Ann K. Gorder

STATE TENNESSEE ]
COUNTY OF DAVIDSON ]

Before me. the undersigned, a Notary Public in and for the State and County aforesaid, personally apppeared Clark M. Gorder and spouse, Ann K. Gorder, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21 day of May, 1999.

J. Michael Morgan
Notary Public

My commission expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value whichever is greater for this transfer is $178,450.00.

Affiant

Subscribed and sworn to before me,

this the 21 day of May, 1999.

Notary Public 9-29-2001

My commission expires:

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Harpeth View Subdivision of record in Book 6900, pge 319, Register's Office for Davidson COunty, Tennessee.

Being the same property conveyed to Clark M. Gorder and spouse, Ann K. Gorder, by deed from John P. Barrett and Marie K. Zanter, husband and wife, as of record in Book 9731, page 774, Register's Office for Davidson County, Tennessee.

0592894
IDENTIF. & REFERENCE
99 MAY 28 PM 2:25
BILL CARMELL REGISTER
DAVIDSON COUNTY, TN.
2347 05/28 0101 03CHECK
675.27

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11500 PG. 262

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

0592894

IDENTIF. & REFERENCE

99 MAY 28 PM 2:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 178450.00 |
| CON TX | 660.27 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 675.27 |
| CHECK | 675.27 |

05/28/99 01 14:29 0001 2347

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

**No.** 1466898