Return To:
Accurate Title
175 E. Main St.
Hendersonville, TN 37075

BOOK 11500 PG. 798

WARRANTY DEED

1999030002

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF

Notary Public

MY COMMISSION EXPIRES: 7-24-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPAREED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Janice Beason, unmarried	EQCC of TN, Inc.	083-01-0
(NAME) 1022 Petway	(NAME) 1101 Kermit Drive Suite 501	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37217	
(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, Michael Bruce Eckhart and Ronald Henry HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice Beason, 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:

Beginning on the southerly margin of Petway Avenue, at the northeast corner of the property conveyed to Braney Spurgeon Robertson and wife, by deed from Clifford W. Russell and wife, as of record in Book 725, Page 212, Register's Office, thence with the easterly margin of the said Robertson property, southwardly 160 feet, more or less, to the northerly margin of an alley, thence with said alley, easterly 100 feet, thence northwardly and parallel with said Robertson's easterly line, 160 feet, more or less, to the southerly margin of Petway Avenue, thence with said Avenue, westwardly 100 feet to the point of beginning.

Being the same property conveyed to Michael Bruce Eckhart and Ronald Henry, joint tenants, by deed from ContiMortgage Corporation of record in Book 11072, Page 55, Register's Office for Davidson County, Tennessee.

059930
INCLUDE A REFERENCE
99 MAY 28 PM 3:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0473 05/28 0101 03CHECK 436.50

unimproved ( )
This is improved (X) property, know as 1022 Petway, Nashville, Tennessee 37206
(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/our hand(s) this day of , .

Michael Bruce Eckhart

Ronald Henry by Michael Eckhart his Power of Attorney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kelly WILKERSON, a Notary Public in and for said County and State, the within named MICHAEL BRUCE ECKHART AND RONALD HENRY the bargainor (s), 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 Hendersonville, TN, this day of .

My Commission Expires 7.24.99

Kelly M Wilkerson
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

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

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 800

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

0593010

IDENTIF. & REFERENCE

99 MAY 28 PM 3:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	436.50
CHECK	436.50

05/28/99 01 15:46 0001 2471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467020