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

BOOK 11501 PG 177

WARRANTY DEED

HAC-99-0063

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1999.

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
Henrie Etta Baltimore	Approved Federal Savings Bank	
(NAME)	(NAME)	
821 Hamblen	3420 Holland Road, Suite 107	33-11
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Virginia Beach, VA 23452	49
(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, Jonathan A. Bain and Brenda S. Bain HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henrie Etta Baltimore 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. 213 on the Paln of Primross Acres, Section 3, of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Beginning with a point in the northerly margin of Hamblen Drive at the common corner of Lots 213 and 212; thence with the line between said two lots northwardly 321.9 feet to a point; thence eastwardly 205.5 feet to the poinr in the westerly margin of Oaklynn Drive; thence with the margin of same, southwardly 270.8 feet to a point which is the beginning of curve; thence around said curve 38.27 feet in southwesterly direction to a point; in the northerly margin of Hamblen Drive; thence along said margin westwardly 79.81 feet to the point of beginning.

Being the same property conveyed to Brenda Sue West by Final Decree from Benny Neal West of record in Book 6560, page 124, Register's Office Davidson County, Tennessee dated 7-21-70 dated recorded 5-17-85 and by deed from Federal Housing Commissions of Washington D.C. to Benny Neal West and wife, Brenda Sue West of record in Book 3797, page 121, said Register's Office

0593 | 175

IDENTIF. ↑ REFERENCE

99 JUN -1 AM 7:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2663 06/01 0101 03CHECK 381.00

unimproved ( )
This is improved (X) property, know as 821 Hamblen, Madison, Tennessee 37115
(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 14th day of May, 1999.

Jonathan A. Bain

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 Jonathan A. Bain & Brenda S. Bain 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 14th day of May, 1999.

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 14th day of May, 1999.

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 11501 PG. 179

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

0593175

IDENTIF. & REFERENCE

99 JUN -1 AM 7:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT
			100000.00
		CON TX	370.00
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	381.00
		CHECK	381.00
06/01/99	01	-08:02	0001 2663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467205