WARRANTY DEED

BOOK 11502 PG. 535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 1999.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

TAMMY HODGES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 3/11/2003

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY, BPR #2282, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN J. BETZING	AMSOUTH BANK	160-11A 78.00
(NAME)	(NAME)	
5530 HEARTHSTONE DRIVE	2050 PARKWAY OFFICE CIRCLE	
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027	BIRMINGHAM, AL 35244	
(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, **EDSEL CHARLES AND WIFE, BONNIE CHARLES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN J. BETZING, 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 78 on the Final Plat of Hemmingwood, Phase I, II, III and IV, of record in Book 6900, Pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the property conveyed to Edsel Charles and wife, Bonnie Charles by deed from Homes By Heritage, Inc., a Tennessee Corporation of record in Book 7047, Page 263, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

unimproved ☐
This is improved ☒ property, known as 5530 HEARTHSTONE Drive, BRENTWOOD, TN 37027
(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.

MAIL TO:

99 JUN -1 PM 1:02
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0593524

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

04/01 0101 03CHECK 826.48

Witness my/our hand(s) this 22nd day of May, 1999.

BOOK 11502 PG. 536

Edsel Charles

EDSEL CHARLES

Bonnie Charles

BONNIE CHARLES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tammy Hodges, a Notary Public in and for said State and County, EDSEL CHARLES AND WIFE, BONNIE CHARLES, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 1999.

Commission expires:

TAMMY HODGES
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires
3/11/2003

Tammy Hodges

Tammy Hodges Notary Public

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 11502 PG. 537

0593524

IDENTIFICATION REFERENCE

99 JUN -1 PM 1:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	220400.00
CON TX	815.48
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	826.48
CHECK	826.48

06/01/99 01 13:05 0001 3015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467556