BOOK 11506 PG. 873

05945524

99 JUN-2 PM 1:58

MAIL NEW.

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **May, 1999** between **CARLA R. PROSISE, a single woman** , GRANTOR, and **STEPHEN ALTER and wife, ELIZABETH L GOURIEUX, tenants by the entireties** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING LOT NO. 41 on the plan of Belle Pointe, Phase I, of record in Plat book 6250, pages 500-501, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to ** **CARLA R. PROSISE, a single woman by deed of record in Deed Book 9884, page 369, Register's Office for Davidson, Tennessee.** ***

This is improved property known as: 406 Bell Point Drive, Nashville, Tennessee 37221

**Charles R. Prosise andwife, Carla R. Prosise,

***Charles R. Prosise has since died and title to the property is vested in his wife, Carla R. Prosise.

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TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging to the Grantees, their (successors), heirs and assigns forever, and Grantor does further covenant that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered except for payment of real property taxes which have been prorated between the parties herein and paid or will be paid as agreed between the parties herein.

AND GRANTOR DOES FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate 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 MY HAND on the day and year first above written.

CARLA R. PROSISE
Signature of Seller

BOOK 11566 PG. 874

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF)

PERSONALLY APPEARED BEFORE ME, a Notary Public of said County and State, **CARLA R. PROSISE, a single woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this **18th** day of **May, 1999.**

Notary Public

My Commission Expires: 3/17/2002

Name and Address of Property Owner:
STEPHEN ALTER and ELIZABETH L GOURIEUX
6666 Brookmont Park Terrace
Nashville, Tennessee 37205

Property Address:
406 Bell Point Drive
Nashville, Tennessee 37221

Person Responsible for Taxes:
Principal Residential Mortgage Inc
711 High Street
Des Moines, Iowa 50392-0740
Map & parcel 142-10-0B-041.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$174,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public, this **18th** day of **May, 1999.**

Notary Public

My Commission Expires: 3/17/2002

RETURN TO:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-104

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11506 PG 875

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

0594524

IDENTIFICATION REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				174000.00
			CON TX	643.80
			PRFEE	1.00
			MTEED	8.00
			CFEE	2.00
			TOTAL	654.80
			CHECK	654.80
06/02/99	01	14:02	0001	4058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468583