Realty 48 - A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,900.00

Casey Ann Shannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

5-20-2003

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2000~~ 5-20-2003
(AFFIX SEAL)

BOOK 11507 PG. 14

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Casey Ann Shannon | First Citizens National Bank | 172-12-B-250 |
| (NAME) | (NAME) | |
| 709 Winter Court | P.O. Box 370 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Dyersburg, TN 38025 | |
| (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, John T. Gemmel, Jr. and wife, Kyong A. Gemmel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Casey Ann Shannon

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, TN, being Lot No. 512 on the Plan of Bradford Hills, Section Ten, of record in Plat Book 7900, Page 6, amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John T. Gemmel, Jr. and wife, Kyong A. Gemmel by deed from Theresa M.B. Traynor Valdez and husband, Joseph Valdez of record in Book 9876, Page 982, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170, and Book 8885, Page 517; by-laws of record in Book 8071, Page 531; charter of record in Book 8071, Page 520; conveyance of record in Book 8154, Page 304, and Book 9779, Page 672; deed of conveyance of record in Book 8377, Page 769, and Book 8377, Page 808; and all matters shown on the plan of record.

This description is the same used in the previous deed of record.

99 JUN -2 PM 2:20
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

059553

unimproved ( )
This is improved ( X ) property, known as 709 Winter Court, Nashville, TN 37221
(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 our hand s this 28th day of May 19 99

John T. Gemmel, Jr.

Kyong A. Gemmel

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11507 PG. 15

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Gemmel, Jr. and wife, Kyong A. Gemmel

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 Brentwood, Tennessee, this 28th day of May, 99.

Commission expires January 29, 2000 5-20-2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 5-20-2003 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

4087 06/02 0101 03CHECK 484.23

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11507 PG. 16

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

0594553

IDENTIFICATION REFERENCE

99 JUN -2 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 127900.00 |
| CON TX | 473.23 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| CFEE | 2.00 |
| TOTAL | 484.23 |
| CHECK | 484.23 |

06/02/99 01 14:24 0001 4087

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

**No.** 1468612