BOOK 11507 PG. 911

WARRANTY DEED

BL-STC-99-0031

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1999

Notary Public

MY COMMISSION EXPIRES: 4/28/2003

(AFFIX SEAL)

GARY D. FOSTER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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
Rhonda Rhodes	Centex Home Equity Corp	150-1-212
(NAME)	(NAME)	
239 Bell Rd	2728 N. Harwood 4th Floor	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Dallas, Tx 75201	
(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, George V. Ginn and Vicki E. Ginn HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda Rhodes 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. 539 on the Plan of Edge-O-Lake Estates, Section XI, as of record in Book 3842, Page 190, Register's Office for said County, described as follows;

Beginning at a point in the westerly margin of Bell Road, at the common corner of Lots Nos. 539 and 607; thence with the line between said lots, westerly 109.70 feet to a point; thence north 12 deg. 30' 24" east 103.17 feet to a monument in the southerly margin of Massdale Drive; thence with the margin of the same, easterly 95 feet to a point in the beginning of a curve; thence around said curve, sosutheasterly 41.22 feet to a point in the westerly margin of Bell Road; thence with the margin of the same, southerly, 95.85 feet to the point of beginning.

Being the same property conveyed to within named grantors in Book 10455 page 194 Register's Office for Davidson County, Tennessee

Being the same property conveyed to George V. Ginn and wife, Vickie E. Ginn by Deed from Mark A. Moseley, an unmarried person of record in Book 10455 Page 194 Registers Office for Davidson County, Tennessee.

99 JUN -2 PM 4:20
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
ALL GRAPHICS FOR IDENTIFICATION REFERENCE
059455

unimproved ( )
This is improved (X) property, know as 239 Bell Rd, Antioch, Tennessee 37013
(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 30th day of April, 1999.

George V. Ginn

Vickie E. Ginn

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gary Foster, a Notary Public in and for said County and State, the within named George Gimm & Vicki Gimm 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 Nashville, TN on this 30th day of April, 1999.

GARY B. FOSTER NOTARY PUBLIC AT DAVIDSON COUNTY TENNESSEE

My Commission Expires 1/28/2003

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 30th day of April, 1999.

My Commission Expires _____

Notary Public

4295 06/02 0101 03CHECK 464.25

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 11507 PG. 913

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

0594755

IDENTIFICATION REFERENCE

99 JUN -2 PM 4:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	122500.00
CON TX	453.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	464.25
CHECK	464.25

06/02/99 01 16:24 0001 4295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468816