BOOK 11515 PG. 437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Clayton E. Youngs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:.
My Commission Expires NOV. 25, 2000 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076 mail

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clayton E. Youngs | First Bank & Trust | 76-1-122 |
| (NAME) | (NAME) | |
| 502 Debbie Drive | P.O. Box 355 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Mt. Juliet, TN 37122 | |
| (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, **JACOB B. RYAN AND WIFE, ANGELITTA D. RYAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAYTON E. YOUNGS AND WIFE, VERA A. YOUNGS** , 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 No. 97B Zone Lot Division Lots No. 96 & 97 Tulip Grove Woods, Phase I of record in Plat Book 6250, Page 506, amending Plat Book 6200, Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jacob B. Ryan and Angelitta D. West, both unmarried, by deed from Tammy Barber, unmarried of record in Book 9666, Page 987, Register's Office for Davidson County, TN, and being further conveyed to Stuart Jones, Trustee from Jacob B. Ryan and Angelitta D. West n/k/a Angelitta D. Ryan and further conveyed to Jacob B. Ryan and wife, Angelitta D. Ryan from Stuart Jones, Trustee by quitclaim deed of record in Book 10293, Page 881, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ■ property, known as 502 Debbie Drive, Hermitage, TN 37076

(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 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 26th day of May, 1999.

Jacob B. Ryan
Jacob B. Ryan

Angelitta D. Ryan
Angelitta D. Ryan

0596558

RECEIVED & RECORDED REFERENCE

99 JUN -7 PM 2:19

ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

6202 06/07 0101 03CHECK 270.00

STATE OF TENNESSEE

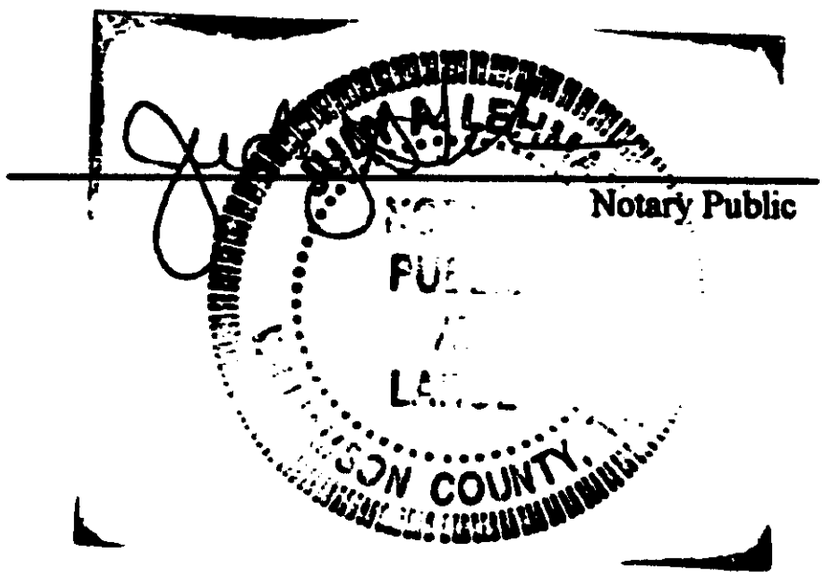
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob B. Ryan and wife, Angelitta D. Ryan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 26th day of May, 1999

Commission expires: 3-30-2003

Notary Public



# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11515 PG. 439

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

0596558

IDENTIFICATION REFERENCE

99 JUN -7 PM 2:19

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 70000.00 |
| CON TX | 259.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 270.00 |
| CHECK | 270.00 |

06/07/99 01 14:22 0001 6202

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

**No.** 1470695