B04

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$91,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF JUNE, 1999.**

Notary Public

MY COMMISSION EXPIRES 2-18-01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

BOOK **11522** PG. **11**

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robie D. Fowler	**Irwin Mortgage Corp.**	162-3-283
(NAME) **613 Saint Cloud Drive**	(NAME) 9265 Counselor's Row	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Indianapolis, IN 46240	
(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, **Tressa Sue Pettinato, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robie D. Fowler and husband Romeo F. Fowler**, 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. 171 on the Plan of Haywood Hills, Section 3, of record in Book 4460, Pages 164 and 165, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Dorothy M. Booth and Tressa Sue Pettinato, a married person by deed of record in Book 7945, Page 754, Register's Office for Davidson County, Tennessee.

The said Dorothy M. Booth having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as **613 Saint Cloud Drive, Antioch, TN 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.

99 JUN 10 AM 11:17
059814
MAP/PARCEL NUMBER REFERENCE
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.
7889 06/10 0101 03CHECK 347.70

Witness **my/our hand(s)** this **4th day of June, 1999**.

Tressa Sue Pettinato

Tressa Sue Pettinato

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 Tressa Sue Pettinato the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 1999.

Commission expires: 2-15-01

Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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 11522 PG. 13

'05981141

IDENTIFICATION/REFERENCE

99 JUN 10 AM 11:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	91000.00
MOR TX	336.70
ERR	CO
MOR TX	336.70-
CON TX	336.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	347.70
CHECK	347.70

06/10/99 01 11:21 0001 7889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472350