10:00

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 360521 Instrument 472207
Rec'd: 8.00 MBk: 71 Pg 106
State: 333.00 Recorded
Clerk: 1.00 4/12/1999 at 10:00 am
EDP: 2.00 in Record Book
Total: 344.00
959 Pg 176

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,995.00

Denice Finney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES 9-28-02

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Denice Finney (NAME)	Tucker Federal Bank DBA Prime Lending (NAME)	83-8-97
921 Preston Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 211788 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Augusta, GA 30917-1788 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Stupka, Inc.

BOOK 11523 PG. 673

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denice Finney, a single woman

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. 136, on the plan of Section Four, Rosewood Heights, as shown on plat of record in Book 2330, Page 9, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 136 fronts 78 feet on the Easterly margin of Preston Drive and extends back 159.6 feet on the Northerly line and 166.3 feet on the Southerly line to a dead line in the rear, measuring 102.9 feet thereon.

BEING the same property conveyed to Stupka, Inc., by Deed of Record in Book 11203, page 970, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Subject to any and all plats, easements, restrictions, and other matters of record.

~~unimproved~~ ( ) This is improved ( ) property, known as 921 Preston Drive Nashville, TN 37206
(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 GRANTERS 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, hand(s) this 5th day of April, 19 99

~~Stupka, Inc.~~ ~~By:Daniel N. Stupka, President~~

STUPKA INC Daniel N Stupka Pres

STATE OF TENNESSEE
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner }

BOOK 11523 PG. 674

Before me, ~~the undersigned~~, a Notary Public within and for the State and County aforesaid, personally appeared Daniel N. Stupka

and~~xxx~~ with whom I am personally acquainted and who (his oath) (himself) upon (their ~~several oaths~~) acknowledged (~~themselves~~) to be the President and~~xxx~~ respectively of the Stupka, Inc. the within named bargainor, a corporation, and that (he) as such President (they) and~~xxx~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Daniel N. Stupka as such President, and attesting the same by the said as such~~xxxxxx~~

Witness my hand and official seal at office at Gallatin, Tennessee on this the 5th day of April, 19~~99~~.

Commission expires 9-28-01

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

Page 177

0598671

FOR REFERENCE

99 JUN 11 AM 9:04

LILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0449 06/11 0101 02CHECK 10.00

(1) Please do not remove this Receipt from the Deed Book Clerk is to be made.

REGISTER'S Office of Sumner County Tennessee
Pamela L. Whitaker, Register
Gallatin, TN

*** OFFICIAL RECEIPT ***

Received of: BRIAN L SMITH Receipt Number: 470621

BOOK 11523 PG. 675

Fees:					
RECORDING FEES:	Deed			1	5.00
				2	25.00
STATE TAX:	Transfer Amount 1	83,995.00	Transfer Tax	1	333.00
	Mortgage Amount 2	0.00	Mortgage Tax	2	0.00
			Register's Fee	1	1.00
Time of Recording: 4/12/1999 10:00 AM			EDP Fee	1	2.00
			TOTAL DUE	6	366.00
	Paid by: CH 40754			2	366.00
Remarks:				3	0.00
				4	0.00
Notebook 71, Page 106	Refunded: Cash			5	0.00

Grantor: STUBBS INC
Grantee: FINNEY, DERICK

Pamela L. Whitaker, Register

*47*00* JWHITE, Deputy Register

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

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