**This instrument prepared by:**
Kay B. Housch, Esq., BPR #010995
c/o Charles H. Beaty, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

**FILE NO: 991155**

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# WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>JONATHAN D. DUVALL<br>JENNIFER A. DUVALL | (NAME)<br>CHURCHILL MORTGAGE CORPORATION | Map 147-050 |
| (STREET ADDRESS)<br>306 WAUFORD DRIVE | (STREET ADDRESS)<br>761 OLD HICKORY BLVD., SUITE 301 | Parcel 079.00 |
| (City) (State) (Zip)<br>NASHVILLE, TN 37211 | (City) (State) (Zip)<br>BRENTWOOD, TN 37027 | |
| | | |

***FOR AND IN CONSIDERATION*** *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* DONALD CORDRAY HOSSE AND WIFE, AMY F. HOSSE A/K/A AMY LYNN FOX *have this day bargained and sold, and do hereby transfer and convey unto the said* JONATHAN D. DUVALL AND WIFE, JENNIFER A DUVALL *the Grantees herein, their (successors), heirs and assigns, certain real estate in* DAVIDSON *County, Tennessee, as follows:*

Land in Davidson County, Tennessee and being Lot No. 127 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book 2900, page 58, as amended by a Certificate of Correction of recordd in Book 3280, page 503, both in the Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Cordray Hosse and Amy Lynn Fox as tenants in common with a right of survivorship by deed from Russell L. Scruggs and wife, Karen Scruggs of record in Book 9372, page 569, Register's Office for Davidson County, Tennnessee.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

*Subscribed and sworn to before me this the* 26th *day of* May 19 99

*My commission expires:* _____
*(Affix Seal)*

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

*The full consideration or value whichever is greater, for this transfer is $* 118,000.00

Jennifer A. Duvall

Allyson M. Sneed

*This is unimproved ( ) property, known as* 306 Wauford Drive, Nashville, Tennessee 37211
*improved* (X) *(House Number) (Street) (P.O. Address) (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 this* 26th *day of* May, 1999, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald Cordray Hosse
**Donald Cordray Hosse**

Amy F. Hosse a/k/a Amy Lynn Fox
**Amy F. Hosse a/k/a Amy Lynn Fox**

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

T200 06/17 0101 03CHECK 447.00

99 JUN 17 PM 3:39

REGISTER
DAVIDSON COUNTY, TN

06011263

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State,,* _____ *Donald Cordray Hosse and wife, Amy F. Hossee a/k/a Amy Lynn Fox* *the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfacotry evidence) and who acknowledged that* They *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, TN *, this* 26th *day of* May *, 1999.*

*Notary Public*

*My Commission Expires:* 9/29/2001

**ENCUMBRANCES:**

1. 1999 Taxes and subsequent years, are a lien, but not yet due and payable.
2. Subject to setback lines, easements, and all matters, etc., of record in Plat Book 2900, page 58 said Register's Office.
3. Subject Deed of Correction of record in Book 3280, page 503, said Register's Office.
4. Subject to Restrictive Covenants of record in Book 2929, page 117 as amended in Book 2997, page 93, said Register's Office.

F:\DEED\991155wa

# 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 |

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0601263

INSTRUMENT REFERENCE

99 JUN 17 PM 3:39

REGISTER'S OFFICE
DAVIDSON CO., TN.

| | |
|---|---|
| CAMT | 118000.00 |
| CON TX | 436.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 447.60 |
| CHECK | 447.60 |

06/17/99 01 15:43 0001 1300

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

**No.** 1479882