File Box 24

BOOK 11533 PAGE 729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Elizabeth A. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 1999

Lisa D. Brown
Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Hall	Southeastern Mortgage	MAP 136-7
(NAME)	(NAME)	
3733 Edgewater Drive	115 29th Ave. South	PARCEL 19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37212	2DX00764
(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, Joseph C. Duncan, II and wife, Sherri G. Duncan and Lonnie E. Romine and wife, Janice D. Romine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth A. Hall

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 22, Section Two, Priest Lake Park, of record in Plat Book 4175, Pages 56-58, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Joseph C. Duncan and wife, Sherri G. Duncan, and Lonnie E. Romine and wife, Janice D. Romine by deed from Anthony D. Giarratana of record in Book 7362, Page 343, Register's Office, Davidson County, Tennessee.

Joseph C. Duncan and Joseph C. Duncan, II is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to public utility and drainage easements and minimum building setback line of record in Plat Book 4175, Pages 56-58, said Register's Office.

1425 06/16/99 01:03 03CHECK 403.20

unimproved ( )
This is improved (X) property, known as 3733 Edgewater Drive, Nashville, TN 37217
(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 our hand s this 17th day of June 1999

Joseph C. Duncan, II

Lonnie E. Romine

Sherri G. Duncan

Janice D. Romine

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 Joseph C. Duncan, II and wife, Sherri G. Duncan and Lonnie E. Romine and wife, Janice D. Romine

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, Tennessee, this 17th day of June 1999.

Commission expires 3-23-2002

Tina D. Brown
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

_____
Notary Public

06013385
RECEIVED FOR RECORD
99 JUN 18 AM 9:35
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0601385

99 JUN 18 AM 9:35

AMT
105000.00
CON TX 392.20
PRFEE 1.00
UCCFD 8.00
CFEE 2.00
TOTAL 403.20
CHECK 403.20

06/18/99 01 09:39 0001 1429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480008