WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross M. Hayduk	**FT Mortgage Companies d/b/a Sunbelt National Mortgage**	**072 1.40 005.00**
(NAME)	(NAME)	
1109 Cahal Avenue	**2974 LBJ Freeway Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Dallas, TX 75234**	
(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, **John E. Swaim**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ross M. Hayduk, unmarried**, 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. 6 on the Plan of E.T. Brown as of record in Plat Book 332, Page 84, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John E. Swaim, unmarried by deed of record in Book 11367, Page 395, Register's Office for Davidson County, Tennessee.

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

2E91 06/22 01:01 03CHECK 232.63

unimproved ☐

This is improved ☒ property, known as **1109 Cahal Avenue, 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 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.

06027 49

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:15

REGISTER
DAVIDSON CO. TN.

Witness my/our hand(s) this 15th day of June, 1999.

John E. Swaim

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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 John E. Swaim, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1999.

Elizabeth E. Triplett
Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC TENN.

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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0602749

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:15

CAMT	59900.00
CON TX	221.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	232.63
CHECK	232.63

06/22/99 01 14:19 0001 2891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481436