WARRANTY DEED

ET-99-0076

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/20/99

AFFIX SEAL

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George R. Dean, Jr., Married	NationsBanc Mortgage Corporati	53-6-A-79
(NAME)	(NAME)	
2180 Riverway Drive	P.O. Box 35140	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Louisville, KY 40232	
(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, Roy C. Forkum and Deana D. Forkum, husband and wife HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George R. Dean, Jr., Married 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 No. 79 on the Plat of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roy C. Forkum and wife, Deana D. Forkum by deed from Mary Lisa James Miller Trabucco and husband, Ernest Eric Trabucco, Jr. in Book 11030, Page 551, Register's Office for Davidson County, Tennessee.

1051 06/23 0101 03CHECK 17.10

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

99 JUN 23 AM 8:51

IDENTIFICATION REFERENCE 0602928

unimproved ( )
This is improved (X) property, know as 2180 Riverway Drive, Old Hickory, Tennessee 37138
(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 my/our hand(s) this 14th day of May, 1999.

Roy C. Forkum

Deana D. Forkum

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, Beverly J. Heatherly, a Notary Public in and for said County and State, the within named Roy C. Forkum and Deana D. Forkum, husband and wife 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 Mt. Juliet, Tennessee this 14th day of May, 1999.

My Commission Expires 9/20/99

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 14th day of May, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

Return to:

Executive Title, LLC
3584 N. Mt. Juliet Road
Mt. Juliet, TN 37122

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11539 PAGE 163

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

0602928

IDENTIFICATION REFERENCE

99 JUN 23 AM 8:51

REGISTER
DAVIDSON CO., TENN.

VOID
CON TX 556.10
MOR TX 566.10
~~TOTAL 10.00~~
~~CHECK 10.00~~
06/23/99 01 08:58 0001 3091
CANT
153000.00
CON TX 556.10
PRFEE 1.00
MTEED 8.00
CFEE 2.00
~~TOTAL 567.10~~
~~CHECK 567.10~~
06/23/99 01 08:57 0001 3090

Total 577.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481628