WARRANTY DEED

BOOK 11540 PAGE 38

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Betty Jane Jerome
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 1999.

Kimberly R. Rader
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Jane Jerome	**CTX Mortgage Company**	**163-11-A44**
(NAME) **417 Oak Forge Drive**	(NAME) **P.O. Box 199000**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Dallas, TX 75219-9000**	
(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, Daniel P. Simpson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Jane Jerome, 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. 44 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Plat Book 5200, Page 695, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel P. Simpson, unmarried by deed of record in Book 8915, Page 993, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Daniel P. Simpson by William W. Simpson as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11540, Page 37, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **417 Oak Forge Drive, Antioch, TN 37013**
(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.

06003120
IDENTIFICATION REFERENCE
99 JUN 23 PM 1:57
[illegible]
REV 06/23 0101 02CHECK 362.50

Witness my/our hand(s) this 14th day of June, 1999.

Daniel P. Simpson by

Daniel P. Simpson

William W. Simpson H/F

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 14 99 before me personally appeared William W. Simpson, the person who executed the foregoing instrument on behalf of Daniel P. Simpson, and acknowledged that William W. Simpson executed the same as the free act and deed of the said Daniel P. Simpson, through Power of Attorney granted William W. Simpson, by the said Daniel P. Simpson.

Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TE

Commission Expires: 2-18-01

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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06031120

ILLEGIBLE REFERENCE

99 JUN 23 PM 1:57

CAMT	55000.00
CON TX	351.50
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

Ca. 23/99 01 - 14:03 0001 3297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481826