WARRANTY DEED

BOOK 11546 PAGE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Vicki Lynn Gibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 1999.

NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: ~~February 10, 2002.~~ 2-18-01
(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
Vicki Lynn Gibbs	**SunTrust Bank, Nashville, N.A.**	**81-1-49**
(NAME) **1831 River Drive**	(NAME) **P.O. Box 305110**	
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Nashville, TN 37230-5110**	
(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, **Horace Begley Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vicki Lynn Gibbs, a single woman**, 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. 40 and the southerly 20 feet of Lot No. 41 on the Map Of Haley's Subdivision of part of Block 5, in G.T. Sheegog's Subdivision at bordeaux, as of record in Book 547, Page 155, Register's Office for said County.

Being the same property conveyed to Horace Begley and wife, Emma E. Begley by deed of record in Book 8936, Page 957, Register's Office for Davidson County, Tennessee.

The said Emma E. Begley having since died.

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

unimproved ☐

This is improved ☒ property, known as **1831 River Drive, Nashville, TN 37218**
(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.

06048816
IDENTIF. & REFERENCE

99 JUN 28 PM 2:25
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

"I07 06/28 0101 03CHECK 340.30

Witness my/our hand(s) this 11th day of June, 1999.

Horace Begley Jr.

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 Horace Begley, Jr. 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 11th day of June, 1999.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11546 PAGE 49

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

06048816

IDENTIF. & REFERENCE

99 JUN 28 PM 2:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	$9000.00
CON TX	329.30
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	340.30
CHECK	340.30

06/28/99 01 14:31 0001 5107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483585