FILE BOX 45

# WARRANTY DEED

BOOK 11548 PAGE 636

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,200.00

Charlyn E Fincher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 99

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: ~~January 26, 2002~~ 3/4/01
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charlyn E. Fincher (NAME) | Tucker Federal Bank, d/b/a (NAME) | MAP 96-11 |
| 617 Truxton Drive (ADDRESS) | P. O. Box 211788 (ADDRESS) | PARCEL 142 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Augusta, GA 30917-1788 (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, Penelope R. Smith, unmarried, f/k/a Penelope R. Mentzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlyn E. Fincher, 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:

BEING Lot No. 62, on the plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Penelope R. Mentzer, an unmarried person by deed from Kelly Reagan and wife, Lisa Reagan, of record in Book 9506, Page 321, Register's Office for said County.

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

Power of attorney of record in Book 11336, Page 526, Register's Office for said County.

99 JUN 29 PM 2:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
060546 6

unimproved ( )
This is improved ( X ) property, known as 617 Truxton Drive, Nashville, TN 37214
(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 hand this 25th day of June, 19 99

Penelope R. Smith by James Freeman Wright her attorney-in-fa
Penelope R. Smith

010003CHEEK 337.34

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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 _____ 19_____ .

My commission expires _____ _____

Notary Public

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, James Lucian Wright, 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 on behalf of Penelope R. Smith as her Attorney in Fact as the free act and deed of the within named Penelope R. Smith.
Witness my hand and official seal at Nashville, Tennessee the 25th day of June 1999.

My Commission Expires: 1/26/02

Patricia Nicholls

PATRICIA A. NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11548 PAGE 638

| | | |
|---|---|---|
| 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 |

0605466
IDENTIF. # REFERENCE

99 JUN 29 PM 2:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 88200.00 |
| CON TX | 326.34 |
| PRFEE | 1.00 |
| TDEED | 8.00 |
| ERR | CO |
| TDEED | 8.00- |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 337.34 |
| CHECK | 337.34 |

06/29/99 01 15:01 0001 5789

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1484259