0605847
IDENTIF. → REFERENCE
99 JUN 30 AM 10:
BILL GARNETT REGI
DAVIDSON COUNTY,

PREPARED BY (AND RETURN TO BOOK 11550 PAGE 142

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41048
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pompeyo Cespedes Judy C. Cespedes 2916 Wingate Avenue Nashville, TN 37211	Sunshine Mortgage Corporation 2401 Lake Park Drive, Suite 300 Smyrna, GA 30080

TAX MAP-PARCEL NUMBERS: 119-14-161

CASH CK/CC 0101 03CHECK 340.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 61900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth E. Joyner and spouse, Laura R. Joyner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pompeyo Cespedes and spouse, Judy C. Cespedes,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Tuggle Heights of record in Plat Book 1130, page 90, Register's Office for said County.

SAID Lot No. 30 fronts 66 feet on the broken easterly margin of Wingate Avenue and extends back 150 feet on the northerly line and 149.1 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Kenneth E. Joyner, unmarried, by deed from Mary Ruth Miller Phillips, a married person, of record in Book 8826, page 591, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 90, said Register's Office, which Plan shows a 40 foot minimum building setback line from Wingate Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.
This is improved property, known as: 2916 Wingate Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 1999.

Kenneth E. Joyner

Laura R. Joyner

State of Tennessee
County of Davidson

On this 29th day of June, 1999, before me the undersigned authority, personally appeared **Kenneth E. Joyner** and **Laura R. Joyner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 61900.00

Affiant

Sworn and subscribed before me on the 29th day of June, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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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IDENTIF. & REFERENCE

99 JUN 30 AM 10:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	61900.00
CON TX	229.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	240.03
CHECK	240.03

06/30/99 01 11:06 0001 6192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484655