BOOK 11558 PAGE 773

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Kathryn D. Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 99

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: 5-21-00.
(AFFIX SEAL)

LURA K. PERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EJH-99-2687

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn D. Dixon (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 64
403 N. Cameron Court (ADDRESS)	2059 Northlake Parkway (ADDRESS)	GROUP 11-0-A
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	PARCEL 20

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, Judy D. Moffatt and husband, Leslie S. Moffatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathryn D. Dixon

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. 20 on the Plan of Caleb Chase, a Planned Unit Development, as of record in Plat Book 6250, Page 821 & 822, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Keenan R. Dixon joins in this Deed of Trust for the purpose of conveying and waiving any and all right, title and interest, if any, he may have in and to the said property. The said Keenan R. Dixon having no personal liability in connection with the loan to which reference is made herein.

Being the same property conveyed to Judy D. Moffatt by deed from Mitchell E. Kornberg and wife, Doreen L. Kornberg of record in Deed Book 10718, page 742, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6783, page 805 and Book 6777, page 453 and Book 7189, page 553, Register's Office for said County.

Leslie S. Moffatt, husband of Judy D. Moffatt hereby joins in this conveyance for the purpose of conveying any interest and/or right he may have in said property.

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

0460 07/06 0101 03CHECK 473.13

unimproved ( )
This is improved (X) property, known as 403 N. Cameron Court, Hermitage, Tennessee 37076
(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 our hand s this 30th day of June 19 99

Judy D. Moffatt

Judy D. Moffatt

Leslie S. Moffatt

Leslie S. Moffatt

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 Judy D. Moffatt and husband, Leslie S. Moffatt

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 Hermitage Tennessee this 30th day of June 19 99.

Commission expires 5-21-00.

LUKE K. PERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

96077956

IDENTIFICATION REFERENCE

99 JUL -6 AM 10:24

ELL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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

0607956

IDENTIFICATION REFERENCE

99 JUL -6 AM 10:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11558 PAGE 775

CAMT	
	124900.00
CON TX	462.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.13
CHECK	473.13

07/06/99 01 10:26 0001 B460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486858