WARRANTY DEED

BOOK 11581 PAGE 760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Savannah R. Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES: May 27, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Savannah R. Donnell	Guaranty Trust Mortgage Company	81-10-39.1
(NAME) 1733 24th Avenue North	(NAME) 3319 West End Avenue	08DA62234
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37203-1074	
(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, I, **LYDIA D. JOHNSON**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAVANNAH R. DONNELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER 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. 123 on the Map of Cobb's Subdivision of Lot No. 6 Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to the Grantor by deed of even date being recorded simultaneously herewith.

Being the same property conveyed to Lydia D. Johnson by deed from Nashville Area Habitat for Humanity, Inc. of record in Book 10540, Page 892 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 1733 24th Avenue North, Nashville, TN 37208
(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.

Lydia D. Johnson

99 JUL 21 AM 10:13

MAIL ENV.

INDEXING REFERENCE

06114208

RECEIVED TO BE RECORDED AS

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 Lydia D. Johnson, the bargainors, 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 Nashville, Tennessee this 7th day of July, 1999.

Commission expires: May 27, 2001

Michael J. Philbin Notary Public

NOTARY PUBLIC AT LARGE

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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06114208

ADDITIONAL REFERENCE

99 JUN 21 AM 10:13

CONT	45000.00
CON TX	165.00
FNFEE	1.00
TDEED	5.00
ATTNY	010
TIFEE	8.00-
UCCFE	5.00
CFEE	2.00
TOTAL	266.30
CHECK	266.30

06/21/99 01 10:17 0001 5199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493504