WARRANTY DEED

BOOK 11581 PAGE 925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kenneth W. England
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 1999.

Elizabeth E. Trupitt
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. England	**Countrywide Home Loans, Inc.**	**183-156**
(NAME) **4094 Twin Oaks Lane**	(NAME) **4500 Park Granda**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Calabasas, CA 91302-1613**	
(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, **Paul G. Middleton Jr. and wife Tonya A. Middleton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth W. England and wife Donna M. England**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as **4094 Twin Oaks Lane, Antioch, TN 37013**

(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.

0614242
REFERENCE
99 JUL 21 AM 10:33

Witness my/our hand(s) this 15th day of July, 1999.

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Paul G. Middleton Jr.

Tonya A. Middleton

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 Paul G. Middleton, Jr. and wife, Tonya E. Allen-Middleton 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 15th day of July, 1999.

Elizabeth Triplett
Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT
NOTARY PUBLIC

EXHIBIT A

Land lying in the 5th Civil District, Davidson County, Tennessee, being part of the same property the Howard T. Lewis, ET UX, property of record in Deed Book 5048, Page 342, Register's Office for Davidson County, Tennessee, and also being tract 14 on an unrecorded survey of a portion of the Burkett Estate Farm as prepared by A & A Engineers, dated May 18, 1976, and being further described according to a survey of Sander Surveying Lic. No. 1585 dated April 12, 1993 and described as follows:

TRACT II:
Beginning at an old iron pin in the westerly margin of Twin Oaks Lane, said pin being the northerly line of the aforementioned tract 14, and being S 83 degree 41' 13" E, 2,153.52 feet from the northwest corner of said Tract 14;

Thence with the westerly margin of Twin Oaks Lane, S 03 degrees 27' 50" W -200.00 feet to an old iron pin in the southerly line of said Tract 14;

Thence, leaving the margin of Twin Oaks Lane, and with the southerly line of the said tract 14, N 83 degree 41' 01" W 872.56 feet, to a new iron pin in the easterly margin of New Burkett Road;

Thence, with the easterly margin of New Burkett Road, W 17 degree 42' 26" E -203.72 feet, to a new iron pin in the northerly line of the said tract 14;

Thence leaving the margin of New Burkett Road, and with the northerly line of the said tract 24, S 83 degree 41' 13" E-822.37 feet, to the point of beginning. Containing 3.885 acres.

Being part of the same property conveyed to Paul G. Middleton, Jr. and wife, Tonya E. Allen-Middleton by deed of record in Book 8948, Page 882, Register's Office for Davidson County, Tennessee.

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

Bank of America $54,103.20.

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

06114242

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CHK	
	250000.00
CO TX	7922.00
ENTER	CO
CO TX	7925.00-
MO TX	925.00
RCFEE	1.00
TREED	12.00
ENTER	CO
TREED	12.00-
TREED	12.00
CFEE	2.00
TOTAL	940.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493539