BOOK 11585 PG. 407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Keith Lamont Gilbert	Mortgage Resources, Inc.	150-07-0308.00
(NAME)	(NAME)	
3231 Anderson Road	404 BNA Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	
(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, **EDMOND F. KUENSTER AND WIFE, ANNA M. KUENSTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH LAMONT GILBERT** , 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:

Land in Davidson County, Tennessee, being Lot No. 9B- Zone Lot Division Lots 9, 10, and 11, Section 1, Lakeshore Woods, as of record in Book 5800, Page 315, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edmond F. Kuenster by deed from Tenzim Properties of record in Book 6246, Page 941, Register's Office for Davidson County, TN.

Anna M. Kuenster joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Edmond F. Kuenster.

This instrument is executed on behalf of Edmond F. Kuenster and Anna M. Kuenster by Phil Dildine as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3231 Anderson Road, 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 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/our hand(s) this 15th day of July, 1999.

EDMOND F. KUENSTER By ATTY-IN-FACT
Edmond F. Kuenster by Phil Dildine, Attorney in Fact

ANNA M. KUENSTER By ATTY-IN-FACT
Anna M. Kuenster by Phil Dildine, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Edmond F. Kuenster, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 15th day of July, 1999

Commission expires:

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Phil Dildine, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Edmond F. Kuenster and Anna M. Kuenster, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Edmond F. Kuenster and Anna M. Kuenster. WITNESS my hand and Notarial Seal this 15th day of July, 1999.

Notary Public

My Commission Expires

LABEL
DAVIDSON COUNTY, T

My Commission Expires NOV. 25, 2000

06151990

RECEIVED
FOR RECORD
DAVIDSON CO. TN.

99 JUL 23 AM 11:48

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11585 PG. 409

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

06/15/46

REFERENCE

93 JUN 23 AM 11:48

CNT $[illegible]
[illegible] TX 25[illegible]
PRFEE [illegible]
MISC 5.00
CFEE 2.00
TOTAL 268.15
CH CK 268.15

06/23/93 JL 11:52 0001 0200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494491