WARRANTY DEED

BOOK 11590 PG. 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,362.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hll Dr. Ste. 140, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Greenwood	Midland Mtg. Co.	82-16-261
(NAME)	(NAME)	
549 Forrest Retreat Rd	P.O. Box 26648	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Oklahoma City, Ok 73126	
(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, **WILLIAM G. PAYNE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK GREENWOOD**, 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, described according to a survey made by John Kohl, October 31, 1969, as follows:

Beginning at an iron pin at the southeast corner of Fatherland Street and South 9th Street; thence with the southerly margin of said Fatherland Street N 61 degrees 30' E 50 feet to an iron pin; thence S 28 degrees 30' E 198.4 feet to an iron pin on the northerly margin of an alley; thence with said alley S 61 degrees W 50 feet to an iron pin on the easterly margin of said South 9th Street; thence with said South 9th Street N 28 degrees 30' West 199 feet to the beginning.

Being the same property conveyed to grantor by deed of record in Book 7260, Page 809, Register's Office for Davidson County, TN.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Midland Mortgage Company of record in Book 6762, Page 977, said Register's Office with a present unpaid balance of approximately $28,165.93 witch the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

unimproved ☐

This is improved ☒ property, known as 900 Fatherland St., Nashville, TN 37206

(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.

MAIL ENV. IDENTIF. ➔ REFERENCE

99 JUL 27 PM 12:56

WILLIAM G. PAYNE REGISTER
DAVIDSON COUNTY, TN.

FEE $ 0.00 CASH RECEIPT

06164 29

Witness my/our hand(s) this 21st day of July, 1999.

William G. Payne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the aforesaid state and county, the within named William G. Payne, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and upon his oath acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 1999.

Commission expires: May 26, 2002

Victor Hazelwood Notary Public

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

BOOK 11590 PG. 26

06164425

IDENTIF. ↑ REFERENCE

99 JUL 27 PM 12:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	43352.00
[illegible] TX	120.40
PRFEE	1.00
[illegible]	3.00
CFEE	2.00
TOTAL	171.40
CHECK	171.40

07/27/99 CO 12:59 3001 7581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495848