22

WARRANTY DEED

BOOK 11602 PAGE 590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Melinda M Baas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JULY, 1999

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 5/27/2001

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
Melinda M. Baas	First Union Mortgage Corporation	118-2-2
(NAME) 2503 Vaulx Lane	(NAME) 1100 Corporate Center Drive	16DA11095
(ADDRESS) Nashville, TN 37204	(ADDRESS) Raleigh, NC 27607-5066	
(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, **Lester C. McClain**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Melinda M. Baas, an unmarried woman**, 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:

BEING Lot No. 20 on the Plan of Bransford Realty Company's Montrose Park Subdivision of record in Book 547, Page 25, said Register's Office, described as follows:

Said Lot No. 20 fronts 60.0 feet on the westerly side of Vaulx lane, formerly Kirkman Avenue, and extends back 224.0 feet on the southerly line and 222.0 feet on the northerly line to a dead line in the rear measuring 66.0 feet thereon.

Being the same property conveyed to Lester C. McClain by deed from Wilbert G. Mitchell and wife, Betty Jo Young Mitchell of record in Book 11250, Page 9 Register's Office for Davidson County, Tennessee.

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

The Grantor is married, but the above described property was never used as the primary residence.

unimproved ☐
This is improved ☒ property, known as **2503 Vaulx Lane, Nashville, TN 37204**
(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 30th day of July, 1999.

Lester C. McClain

STATE OF TENNESSEE
DAVIDSON COUNTY, TN.
REGISTER
99 AUG -3 PM 12:31
IDENTIF. & REFERENCE
06197.02

417.63 0101 03/30/99 03:03:03 PM

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 Lester C. McClain, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 1999.

Commission expires: May 27, 2001

Michael J. Philbin

Michael J. Philbin Notary Public

MICHAEL J PHILBIN NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11602 PAGE 592

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

99 AUG -3 PM 12:31

REGISTER
DAVIDSON CO. TN.

06019702

IDENTIFICATION REFERENCE

CAMT 105900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 417.63
CHECK 417.63

08/03/99 01 12:36 0001 1183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499401