WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,350.00**

Maria M. Salas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE THIRTIETH OF JULY, 1999

Joseph K. Gregory
Notary Public

MY COMMISSION EXPIRES 6-4-02
(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Henry R. Allmon, 6000 Nolensville Pike, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Smith	PHH Mortgage Services	103-08-0-064.00
(NAME) 92 44th Avenue North	(NAME) 17000 Commerce Parkway	BOOK 11605 PAGE 720
(ADDRESS) Nashville, TN 37209	(ADDRESS) Mt. Laurel, NJ 08054	
(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,

Maria M. Salas, Unmarried

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Smith, Unmarried

, 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:

Being Lot No. 7 on the the Map showing the subdivision of Lot No. 346 in the Richland Realty Company's Subdivision of West Lawn, as of record in Book 547, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria M. Salas by deed from Christina M. Sillers-Purcell and Jack Purcell, dated May 11, 1994 and filed for record in Book 9343, page 564, Register's Office for Davidson County, Tennessee.

This is improved ☒ unimproved ☐ property, known as 92 Forty Fourth Avenue North, Nashville, TN 37209
(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.

062 0365
IDENTIF. ↑ REFERENCE

99 AUG -4 PM 1:5
REGISTER
DAVIDSON COUNTY, TN

497.00 CHECK 10/30 2231

Witness my/our hand(s) this 30th day of July, 1999.

Maria M Salas

Maria M. Salas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Maria M. Salas, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

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

Commission expires: 6-4-02

Joseph K Gregory

Notary Public

JOSEPH K. GREGORY
NOTARY
PUBLIC
ROBERTSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11605 PAGE 722

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

0620365

IDENTIF. & REFERENCE

99 AUG -4 PM 1:57

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

MAMT
131350.00
ERR CO
MAMT
131350.00-
CAMT
131350.00
CON TX 486.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 497.00
CHECK 497.00

08/04/99 01 14:03 0001 1872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500081