# WARRANTY DEED

BOOK 11607 PAGE 796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:. 2-18-01

(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James D. Patterson** | **CTX Mortgage Company** | **105-13-0 168.00** |
| (NAME) **2112 11th Avenue South** | (NAME) **P.O. Box 199000** | |
| (ADDRESS) **Nashville, TN 37204** | (ADDRESS) **Dallas, TX 75219-9000** | |
| (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, Elizabeth R. Stafford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. PATTERSON AND ERNESTINE G. PATTERSON, 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. 14 on the Plan of McAlister Property of record in Plat Book 421, Page 10, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elizabeth R. Stafford by deed of record in Book 4625, Page 858, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **2112 11th Avenue South, 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.

0620859

IDENTIF. & REFERENCE

99 AUG -5 PM 12:44

REGISTER
DAVIDSON COUNTY, TN.

2382 08/05 0101 03CHECK 390.25

Witness my/our hand(s) this.

X Elizabeth R. Stafford
Elizabeth R. Stafford

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STATE OF ~~TENNESSEE~~ Illinois DK
COUNTY OF ~~DAVIDSON~~ Cook DK

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Elizabeth R. Stafford the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Homewood, Illinois DK, this 28th day July, 1999.

Delores Karstensen
Notary Public

Commission expires:
Oct. 24, 2001

"OFFICIAL SEAL"
Delores Karstensen
Notary Public, State of Illinois
My Commission Expires 10-24-2001

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11607 PAGE 798

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0620856
IDENTIF. # REFERENCE

99 AUG -5 PM 12:44

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

| | |
|---|---|
| CAMT | |
| | 102500.00 |
| CON TX | 379.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 390.25 |
| CHECK | 390.25 |

08/05/99 01 _ 12:50 0001 2382

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1500582