WARRANTY DEED

BOOK 11612 PAGE 778

RETURN TO: WILSON & WEISS TITLE
[illegible] DR.
B-0959 [illegible] BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible]

PUBLIC

Notary Public

MY COMMISSION EXPIRES: 12/10/99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly S. Cratty	Norwest Mortgage Inc.	**072-03-0245.00**
(NAME) **1406 Jakes Avenue**	(NAME) P.O. Box 5137	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Des Moines, IA. 50306**	
(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, **Nancy C. Black a married woman and Barbara L. McGee a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIMBERLY S. CRATTY [illegible], 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:

Lot 9 on the plan of a subdivision of lots number 3 and 4 of East Nashville Golf Club property, as of record in book No 547, page 136, Register's Office for Davidson County, Tennessee. Said Lot 9 fronts 56' 4" on the southerly margin of Jakes Avenue, and runs back 158' 9" on the easterly side and 170' 9" on the westerly side between parallel lines to a dead line.

Being the same property conveyed **to Nancy C. Black and Barbara L. McGee** by deed of record in **Book 9975, Page 701,** Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

Upon oath, the undersigned Nancy C. Black and Barbara L. McGee warrant covenant and certify that the subject property is not their homestead as defined by Statute NCB BLM

unimproved ☐

This is improved ☒ property, known as **1406 Jakes Avenue, Nashville, TN 37216**

(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.

0622300

IDENTIF. → REFERENCE

99 AUG 10 AM 8:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3930 08/10 0101 03CHECK 410.60

Witness my/our hand(s) this.

Barbara L. McGee

Barbara L. McGee

Nancy C. Black

Nancy C. Black

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 **Nancy C. Black and Barbara L. McGee** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **August, 1999**.

Kimberly R. Parker

Notary Public

Commission expires: 2/18/01

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11612 PAGE 780

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

0622300
IDENTIF. ← REFERENCE

99 AUG 10 AM 8:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	410.60
CHECK	410.60

08/10/99 01 08:07 0001 3930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502109