WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Cheri R. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9thPUBLIC DAY OF July 19 99

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERI R. THOMAS	CHERI R. THOMAS	MAP 43-02
(NAME)	(NAME)	
1214 PIERCE ROAD	1214 PIERCE ROAD	PARCEL 12.00
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	MADISON, TENNESSEE 37115	
(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, JIM E. ELKINS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHERI R. THOMAS, 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of the Re-Subdivision of Lots Nos. 2 to 6 inclusive of a subdivision of Lot No. 37 and part of Lot No. 29 of the Dixie Pure Food Subdivision at Amqui as of record in Book 843, page 66, Reigster's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jim E. Elkins by deed of record in Book 8245, page 858, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1214 PIERCE ROAD, MADISON, TENNESSEE 37115
(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 9th day of July 19 99

Jim E. Elkins

JIM E. ELKINS

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STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIM E. ELKINS, UNMARRIED

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 MADISON, Tennessee, this 8th day of July 19 99.

Commission expires ~~January 27, 2001~~

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0622386

IDENTIF. + REFERENCE

99 AUG 10 AM 9:11

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

4024 08/10 0101 03CHECK 237.00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF El Dorado } SS. BOOK 11613 PAGE 18

On July 9, 1999 before me, the undersigned, a Notary Public in and for said State personally appeared Jimmie E Elkins
Name(s) of Signer(s)

☐ Personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

JUDI L. OSWALD
COMM. # 1208752
NOTARY PUBLIC-CALIFORNIA
EL DORADO COUNTY
My Commission Expires JAN. 22, 2003
MEP-1

(Area above for official notarial seal)

Signature of Notary

Judi L. Oswald
Name (Typed or Printed)

Capacity Claimed by Signer

☒ Individual(s)
☐ Corporate Officer(s) - Title(s) _____

☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is Representing: Name of person(s) or Entity(ies) _____

Description of Attached Document

(Although this information is **optional**, it could prevent fraudulent attachment of this certificate to another document.)

This certificate is for attachment to the document described below:

Title or type of document Warranty Deed

Number of pages 1

Date of document 7-9-99

Signer(s) other than named above _____

SAV-191A (7/98)

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

CONT 0.00
CONT CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 237.00
CHECK 237.00
08/10/99 01 09:10 0001 4024

0622386
IDENTIF. ↑ REFERENCE

99 AUG 10 AM 9:11
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502203