BOX 1

WARRANTY DEED

BOOK 11614 PAGE 31

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-18-2001

(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
Daniel D. Edwards	**Franklin American Mortgage Company**	**149-2-A53**
(NAME) **1208 Lambeth Way**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Franklin, TN 37067**	
(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, Terry W Sterling unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel D. Edwards,** 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. 83 on the Plan of Piccadilly Square Phase 1 of record in Plat Book 5200, Page 720, 721 & 722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry W. Sterling unmarried by deed of record in Book 9362, Page 586, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed toTerry W. Sterling, unmarried by deed of record in Book 9362, Page 586, Register's Office for Davidson County, Tennessee.

** unmarried

unimproved ☐

This is improved ☒ property, known as **1208 Lambeth Way, Antioch, TN 37013**

(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 tc 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.

0622675
IDENTIF. → REFERENCE
99 AUG 10 PM 1:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
4331 08/10 0101 03CHECK 399.13

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

Terry W Sterling

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 Terry W. Sterling, unmarried 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, this 30th day of July, 1999.

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TE

Commission expires: 2-18-2003

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11614 PAGE 33

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

0622675
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 1:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
104900.00
CON TX 388.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 399.13
CHECK 399.13

08/10/99 01 13:55 0001 4331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502508