WARRANTY DEED

ELLIOT-99631

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

James E Elliott
Affiant

Subscribed and sworn to before me, this 6th DAY OF August, 1999.

GEORGE R. WOODS
NOTARY PUBLIC AT LARGE
EXPIRES: OCT. 9, 2002
SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 10/9/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company
113 Hazel Path
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Elliott and wife Teresa A. Elliott	Pacific American Mortgage	
(NAME)	(NAME)	
817 Nesbitt Lane	4144 North Central Expressway, #900	042-07-0
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Dallas, TX 75204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES T. JENKINS AND WIFE LINDA D. JENKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES E. ELLIOTT AND WIFE TERESA A. ELLIOTT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 78 on the Plan of Section Two, Bonnie-Brae Subdivision, of record in Plat Book 2330, page 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This is improved property known as 817 Nesbit Lane, Nashville, Tennessee 37115.

This being the same property conveyed to Charles T. Jenkins and wife, Linda D. Jenkins by deed from Thomas C. Jackson and wife, Audrey C. Davis Jackson dated April 30, 1990, and recorded May 11, 1990, in Book 8107, page 375, at the Register of Deeds Office for Davidson County, Tennessee.

4856 08/11 0101 03CHECK 639.63

06231157

IDENTIF. & REFERENCE

99 AUG 11 PM 2:14

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 817 Nesbitt Lane, 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/our hand(s) this 6th day of August, 1999.

Charles T. Jenkins

Linda D. Jenkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Charles T. Jenkins and wife Linda D. Jenkins, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 6th day of August, 1999.

My Commission Expires

NOTARY PUBLIC AT LARGE EXPIRES: OCT. 6, 2002 — GEORGE COUNTY, TENN. — SR. NOTARY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 .

Witness my hand and official seal at office at _____ on this the 6th day of August, 1999.

My Commission Expires _____

_____
Notary Public

RETURN TO:
Middle Tennessee Escrow Company

☑ 113 Hazel Path
Hendersonville, Tennessee 37075

☐ 3401 West End Avenue, Suite 192W
Nashville, TN 37023

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11615 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

0623157
IDENTIF. ↑ REFERENCE

99 AUG 11 PM 2:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				169900.00
			CON TX	628.63
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	639.63
			CHECK	639.63
08/11/99	01	14:13	0001	4856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503026