mail

8:55

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 11623 PAGE 164

OUR FILE NUMBER: R-8774

MAP/GROUP/PARCEL
083-01-0/091.02

NEW OWNER'S NAME AND ADDRESS:
Makuach M. Atem, A Married Man
1049 Sharp Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Steven Dale Hamsley, a married man, Frankie June Hamsley-Kestner, a married woman, and Cynthia Marie Hamsley, an unmarried woman, hereinafter called Grantors, do hereby transfer and convey unto Makuach M. Atem, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 58 on the plan of Jones and Bradford's Subdivision, as of record in Book 161, Page 142, Register's Office for Said County, to which plan reference is hereby made for further description of said property.

The subject property is improved property commonly known as 1049 Sharp Avenue, Nashville, Tennessee.

BEING a part of the same property conveyed to grantors herein by deed of record in Book 5327, Page 110, Register's Office for Davidson County, Tennessee.

THE SUBJECT PROPERTY HAS NOT BEEN OCCUPIED BY EITHER OF THE GRANTORS OR ANY MEMBER OF THEIR IMMEDIATE FAMILY AS THEIR PLACE OF RESIDENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Steven Dale Hamsley
Steven Dale Hamsley

Frankie June Hamsley-Kestner
Frankie June Hamsley-Kestner

Cynthia Marie Hamsley

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Steven Dale Hamsley, Frankie June Hamsley-Kestner, and Cynthia Marie Hamsley, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 13th day of August, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $54,900.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of August, 1999.

NOTARY PUBLIC
Com Exp 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

0625398

IDENTIF. & REFERENCE

99 AUG 17 PM 2:20

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

7237 08/17 0101 03CHECK 214.13

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

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0625398
IDENTIF. & REFERENCE

99 AUG 17 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	54900.00
CON TX	203.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.13
CHECK	214.13

08/17/99 01 14:20 0001 7237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507480