# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Robert E. Eddins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES: 3/24/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert E. Eddins | Bank of America, N. A. | 151-1A-92 |
| (NAME) | (NAME) | |
| 3608 Burwick Place | 2059 Northlake Parkway | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Tucker, GA 30084 | |
| (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, John Michael McCrary and wife, Phyllis Elanie McCrary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Eddins* and Lisa A. Jovicich, **unmarried, as tenants in common with right of survivorship** *, unmaried

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. 92 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444 through 447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

3644 09/01 01:01 03CHECK 521.60

Being the same property conveyed to John Michael McCrary and wife, Phyllis Elanie McCrary by deed from Michael J. Oshaben, unmarried, of record in book 10003, Page 12, Register's Office for said County, Tennessee. The said Phyllis Elanie McCrary and Phyllis Elaine McCrary are one and the same person.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, pages 444-447; Declaration of Covenants, Conditions and Restrictions of the record in Book 7538, page 792, Book 7599, page 812, and Book 8667, page 381;Charter for Chatham Pointe Homeowners' Association, Inc., of record in Book 7597, page 977; By-Laws of Chatham Pointe Homeowners' Association, Inc., of record in Book 8679, page 446;Plan of record in Book 6900, pages 444-447, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines; all of record in the Register's Office for Davidson County, Tennessee.

uninproved ( )
This is improved ( X ) property, known as 3608 Burwick Place, Antioch, Tennessee 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 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 our hand s this 31st day of August, 1999

John Michael McCrary
John Michael McCrary

Phyllis Elaine McCrary
Phyllis Elanie McCrary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Michael McCrary and wife, Phyllis Elanie McCrary

the bargainor S, 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 Brentwood, Tennessee, this 31st day of August, 1999.

Commission expires 3/21/2001

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 _____ .

My commission expires _____

_____
Notary Public



MAIL ENV.
99 SEP -1 PM 3:39
BILL CRAWFORD REGISTER
DAVIDSON COUNTY, TN.
U63333
INDEXING REFERENCE

# 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 |

99 SEP -1 PM 3:39.
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11645 PG. 260

063133
IDENTIFICATION REFERENCE

CAMT
138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 521.60
CHECK 521.60
09/01/99 01 15:39 0001 3646

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1511692