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

WARRANTY DEED

BOOK 11651 PAGE 758

H-CCC-99-0194

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 1999.

Notary Public

MY COMMISSION EXPIRES: 3/25/01

(AFFIX SEAL)

MELISSA D ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 25, 2001

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jerry W Givens and wife Juanita F Givens	GMAC Mortgage Corporation	
(NAME) 624 May Drive	(NAME) 100 Witmer Road	043-02-0-066.00
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TONJA J BROWN AND JOE T DAVIS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JERRY W GIVENS AND WIFE JUANITA F GIVENS hereinafter called the Grantees, their heirs and assigns, that 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. 19 on the Plan of Fairview, Section 2, as of record in Book 3600, Page 6, in the Register's Office for Davidson County, Tennessee.

Being same property conveyed to Tonya J Brown and Joe T Davis by deed of record in Book 9761, Page 311, said Register's Office for Davidson County, Tennessee, Gary Wayne Brown has Quit Claimed his intrest by marriage to Tonja by Quit Claim Deeds of record in Book 10109, Pages 1&3 in said
Register's Office.

5289 09/07 0101 03CHECK 334.75

ALSO:
Land in Davidson County, Tennessee, and being a portion of RESERVED PARCEL A on the plan of Farview, Section 2 of record in Plat Book 3600, Page 6, R.O.D.C., TN, described as follows:

BEGINNING at an iron pin at the easternmost common corner of Lots 18 and 19 on the plan of Farview, Section 2; thence with the easterly line of Lot 19 N 21 degrees 31 min. 00 sec. W 72.91 feet to an iron pin at the easternmost corner of Lot 19 of Section 2 and Lot 90 of Farview Section 3; thence N 68 degrees 26 min. 57 sec. E 114.27 feet to an iron pin; thence S 17 degrees 13 min. 55 sec. E 73.12 feet to an iron pin; thence S 68 degrees 26 min. 57 sec. W 108.81 feet to the point of beginning, containing 0.19 acres more or less.

BEING the same property conveyed to Tonya J. Brown and Joe T. Davis, by Quitclaim Deed of record in Deed Book 9929, page 88, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Tonya Jo Brown by Quitclaim Deed from Gary Wayne Brown of record in Deed Book 10107, Page 3, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 624 May Drive, 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 12th day of August, 1999.

Tonja J Brown

Joe T Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Tonja J Brown and Joe T Davis, 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 12th day of August, 1999.

My Commission Expires: 3/25/01

MELISSA D. ROGERS NOTARY PUBLIC Notary Public AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 2001

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____, 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 12th day of August, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☒ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

06328896
DEED REFERENCE

99 SEP -7 AM 10:58

ALL PURPOSE REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 PAGE 750

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

CAMT	87500.00
CON TX	323.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	334.75
CHECK	334.75

09/07/99 01 10:58 0001 5289

06328896

IDENTIFICATION REFERENCE

99 SEP -7 AM 10:58

ALL BOOKMARK REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513306