44

BOOK 11661 PAGE 244

WARRANTY DEED

Box 44

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: 3-30-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Alan Flippo	Regions Mortgage, Inc.	104-13-42
(NAME)	(NAME)	
228 Carden Avenue	605 South Perry Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37205	Montgomery, AL 36104	
(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, Catherine F. Sweeney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Alan Flippo, unmarried,

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 the south 55 feet of Lot No. 54 on the Map of Bransford Realty Company's Subdivision certain lots in Blocks E, F, and G, Whitland Realty Company's Subdivision of record in Book 547, page 53, of Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said part of Lot No. 54 fronts 55 feet on the easterly side of Carden Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to M. Milton Sweeney and wife, Catherine F. Sweeney by deed from Kassian A. Kovalcheck, Jr. and wife, Patricia A. Kovalcheck of record in Book 5022, page 218, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Catherine F. Sweeney by quitclaim deed from M. Milton Sweeney of record in Book 7727, page 912, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved (X) property, known as 228 Carden Avenue, Nashville, Tn 37205 unimproved ( )
(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 hand this 13th day of September 19 99

Catherine F. Sweeney
Catherine F. Sweeney

STATE OF TENNESSEE
WILLIAMSON COUNTY
REGISTER'S OFFICE
99 SEP 14 AM 11:44
RECEIVED FOR REGISTER
JUDY A. LEHMAN
REGISTER
WILLIAMSON COUNTY, TN.

0635600

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 Catherine F. Sweeney, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ____, Tennessee, this 13th day of September, 19 99

Commission expires 3-30-03

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE Nashville DAVIDSON COUNTY, TENN.

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 ____ 19____ .

My commission expires ____

Notary Public

E380 09/14 0101 03CHECK 889.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11661 PAGE 246

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

0635600

INDEXING REFERENCE

99 SEP 14 AM 11:44

REGISTER
DAVIDSON COUNTY, TN.

CAMT

	237500.00
CON TX	878.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	889.75
CHECK	889.75

09/14/99 01 11:47 0001 8180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516157