0636168

REFERENCE

99 SEP 16 AM 9:05

L&L# 5118A

MAIL ENV.

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Anselmo Guerrero
3549 Albee Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
320 N. Cedar Bluff Road, Suite 200
Knoxville, Tennessee 37923

MAP **86-10**
GROUP
PARCEL **52.00**

0798 09/16 0101 03CHECK 317.73

WARRANTY DEED

BOOK 11663 PAGE 721

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Godspeed Properties Partnership, A Tennessee General Partnership** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Anselmo Guerrero and wife, Tammy Guerrero**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 80, of the Chapelwood Subdivision, Section Two, of record in Plat Book 5200, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Godspeed Properties Partnership by deed from Jonathan G. Dugdale and wife, Elisa Selva, and Linda McKenzie dated July 6, 1999, of record in Deed Book 11571, Page 495, Register's Office for Davidson County, Tennessee.

This is improved property known as 3549 Albee Drive, Hermitage, Tennessee 37076. Possession is to be given on September 13, 1999. The above described property is being sold "AS-IS" with all faults.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its 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.

WITNESS our hands this the 13th day of September, 1999.

Godspeed Properties Partnership

By: Jonathan G. Dugdale, General Partner

By: Linda McKenzie, General Partner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jonathan G. Dugdale and Linda McKenzie** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **General Partners of Godspeed Properties Partnership, A Tennessee General Partnership,** the within named bargainor, a general partnership, and that they as such general partners, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the general partnership as such general partnership.

WITNESS my hand and official seal at office this 13th day of September, 1999.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 2/9/2003

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $82,900.00.

Anselmo Guerrero
AFFIANT

Subscribed and sworn to before me on this 13th day of September, 1999.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 2/9/2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11663 PAGE 723

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

06361168

99 SEP 16 AM 9:05

CAMT	82900.00
CON TX	306.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	317.73
CHECK	317.73

09/16/99 01 09:08 0001 8798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516765