Book 4-24

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

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Name and Address of Property Owner:

Roger N. Birden
142 West End Place
Nashville, TN 37205

Send Tax Bills to:

F T Mortgage Companies dba Sunbelt National Mtg
2974 LBJ Freeway, Suite 200
Dallas, TX 75234

Property Address:

142 West End Place
Nashville, TN 37205

Map/Parcel #:

104-9-G-039/26W09963

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **September, 1999** between **L. D. Bryan, (deceased), and wife Becky Bryan and Kenneth W. Alford and wife, Mary K. Alford, GRANTORS**, and **Roger N. Birden, unmarried,** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTORS' right, title and interest in the following described property lying City of **NASHVILLE**, county of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 39, Park Circle Condominiums, as shown on Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, of record in Book 6809, Pages 610-620,*Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.06078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums, of record in Book 6809, Page 569, in said Register's Office.

*amended in Book 9992, page 744,

BEING the same property conveyed to L. D. Bryan and wife, Becky Bryan and Kenneth W. Alford and wife, Mary K. Alford by Deed from BancBoston Mortgage Corporation of record in Book 9104, Page 14, Register's Office for Davidson County, Tennessee.

Said property address was previously known as 142 Park Circle, Nashville, Tennessee 37205
Said property address is now known as 142 West End Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTORS do covenant and agree with the said GRANTEE that GRANTORS are lawfully seized and possessed of the said real estate and that GRANTORS have a good and lawful right to sell the same. The GRANTORS further covenant that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTORS will forever warrant and defend against the lawful claims of all persons whomsoever.

Becky Bryan
Becky Bryan

STATE OF TENNESSEE)
COUNTY OF Dyer)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Becky Bryan**, 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 Dyersburg, Tennessee, this the 20th day of September, 1999.

Notary Public

My Commission Expires: November 15 2002

06383343
99 SEP 22 PM 1:13
MAI REFERENCE
11:14 09/22 DNI 03CHECK 449.45
RECORDERS MEMO:
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Kenneth W. Alford

STATE OF TENNESSEE)
COUNTY OF Dyer)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kenneth W. Alford**, 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 Dyersburg, Tennessee. this the ~~20~~ 17th day of September, 1999.

Notary Public

My Commission Expires: Nov. 18, 2002

Mary K. Alford

STATE OF TENNESSEE)
COUNTY OF Dyer)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mary K. Alford**, 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 Dyersburg, Tennessee, this the ~~20~~ 17th day of September, 1999.

Notary Public

My Commission Expires: Nov. 18, 2002

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Dyer)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$118,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant Kenneth W. Alford
Mary K. Alford
Becky Bryan

Sworn to and subscribed before me, a Notary Public, this ~~20~~ 17th day of September, 1999.

Notary Public

My Commission Expires: Nov. 18, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

U6383443 ... GARRETT 99SEP22 PM12:22

CAMT
118500.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 449.45
CHECK 449.45

09/22/99 01 12:25 0001 1114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519059