B0471

WARRANTY DEED

BOOK 11681 PAGE 720

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$92,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF SEPTEMBER, 1999.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale W. Reno	**CTX Mortgage Company**	**76-5-75**
(NAME) **5012 Rowena Drive**	(NAME) **P.O. Box 199000**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Dallas, TX 75219-9000**	
(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, **Elliott Dean Fouts and wife Hachya Fouts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dale W. Reno 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 Lot No. 73 on the Plan of Hidden Hills of record in Plat Book 4860, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elliott Dean Fouts and wife Hachya Fouts by deed of record in Book 10670, Page 737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

4063 09/30 0101 03CHECK 351.40

unimproved ☐
This is improved ☒ property, known as **5012 Rowena Drive, Hermitage, TN 37076**
(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.

06111908

MAP REFERENCE

99 SEP 30 AM 10:48

BILL BOYNTON REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 27th day of September, 1999.

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Elliott Dean Fouts

Hachya Fouts

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 Elliott Dean Fouts and wife, Hachya Fouts the bargainors, 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 Nashville, Tennessee, this 9/27/99.

Commission expires: 2-18-2001

Kimberly R Parker
Notary Public

KIMBERLY R. PARKER
NOTARY PUBLIC

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

06411108

99 SEP 30 AM 10:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	351.40
CHECK	351.40

09/30/99 01 10:51 0001 4063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521971