WARRANTY DEED

BOOK 11683 PAGE 944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Cathleen F. Del Casino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH OF SEPTEMBER, 1999.

David A. Chilbrs
Notary Public

MY COMMISSION EXPIRES: 7/26/[illegible]

(AFFIX SEAL)

NOTARY PUBLIC AT DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis J. Del Casino	NationsBanc Mortgage Corporation	116-11-172
(NAME)	(NAME)	BM00755
310 Walnut Drive	2059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Tucker, GA 30084	
(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, Carl W. Stratton and wife, Kathleen Walsh Stratton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis J. Del Casino and wife, Cathleen F. Del Casino, 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. 21 on the Plan of Walnut Grove Subdivision, as of record in Plat Book 974, Page 2, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property Carl W. Stratton and wife, Kathleen Walsh Stratton by deed from Estate of Morton B. Howell, III of record in Book 10314, Page 190 Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 310 Walnut Drive, Nashville, TN 37205
(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 29th day of September, 1999.

Carl W. Stratton

Kathleen Walsh Stratton

0641603

CERTIFICATE OF REFERENCE

99 OCT -1 AM 10:48

[illegible] REGISTER
DAVIDSON COUNTY, TN.

5584 10/01 0101 02CHECK 1583.50

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 Carl W. Stratton and wife, Kathleen Walsh Stratton, 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 29th day of September, 1999.

Commission expires:

Notary Public

MICHAEL J. PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 27, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11683 PAGE 946

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

0641603

IDENTIFICATION & REFERENCE

99 OCT -1 AM 10:48

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	425000.00
CON TX	1572.50
PRFEE	1.00
WDEED	6.00
CFEE	2.00
TOTAL	1583.50
CHECK	1583.50

10/01/99 01 10:52 0001 4584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522483