**This instrument is being re-recorded to correct the spelling of the grantee's name.**

BOOK 11673 PAGE 253

| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 1999.<br>Notary Public<br>MY COMMISSION EXPIRES: NOVEMBER 27, 1999<br>(AFFIX SEAL) |
|---|---|

RE RECORD BOOK 11690 PAGE 629

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JUANITA EILEEN GAMACHE** | **MORTGAGE PORTFOLIO SERVICES, INC.** | **91-9 28** |
| (NAME)<br>**6022 ROBERTSON AVENUE** | (NAME)<br>**4144 NORTH CENTRAL EXPRESSWAY, SUITE 900** | |
| (ADDRESS)<br>**NASHVILLE, TN 37209** | (ADDRESS)<br>**DALLAS, TX 75204** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## ***WARRANTY DEED***

FOR AND IN 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, WILLARD EARL COLGAN AND PHILLIP E. COLGAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUANITA EILEEN GAMACHE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 1 on the Plan of Phillip Earl Estates of record in Book 9700, page 965, Register's Office for said County.

Being part of the same property conveyed to Willard Earl Colgan and Phillip E. Colgan as tenants in common by deed from Thelma C. Horton, Eva E. Forehand, Robert G. Prince and Dorris W. Prince, Jewell F. Chapman and Lois J. Cooper of record in Book 11355, page 823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 9700, page 965, and any and all easements, restrictions and conditions of record which may affect said property.
This is not the principal residence of the grantors herein.

Unimproved ( )
This is improved( X ) property, known as **6022** (House Number) **ROBERTSON AVENUE** (Street) **NASHVILLE, TN 37209** (P.O. Address) (City or Town) (Postal Zip)

1613 09/22 0101 03CHECK 362.50

PROOF OF PAYMENT OF TAXES OR RECORDING FEES NOT ACCEPTED BY REGISTER'S OFFICE UNLESS STICKY WHEN RECEIVED

RE RECORD BOOK 11690 PAGE 630

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 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 our hand(s) this 22nd day of SEPTEMBER, 1999.

Willard E Colgan
WILLARD EARL COLGAN

Phillip E Colgan
PHILLIP E. COLGAN

**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 **WILLARD EARL COLGAN AND PHILLIP E. COLGAN**, the bargainor(s), 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 22nd day of September, 1999.

**Commission expires: November, 27, 1999.**

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public

RE-RECORD

99 OCT -5 PM 1:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0643231

0638816

99 SEP 23 PM 1:04

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

CASH 10/05 0101 03CHECK 10.00

REFERENCE

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

RE RECORD BOOK 11690 PAGE 631

BOOK 11673 PAGE 255

| | | |
|---|---|---|
| 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 |

06388816

ACCOUNT/REFERENCE

99 SEP 23 PM 1:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 95000.00 |
| CON TX | 351.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 362.50 |
| CHECK | 362.50 |

09/23/99 01 13:07 0001 1613

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1519550