RETURN TO: Prepared by
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
TN I 11843

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 101,000.00

BOOK 11696 PAGE 85

Affiant

Subscribed and sworn to before me, this 4th day of October, 1999.

My commission expires: _____

Notary Public

MADISON COUNTY
NOTARY PUBLIC AT LARGE
My Commission Expires June 18, 2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
813 EMBERLAKE DR NASHVILLE, TN 37214	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 108 04 0 018.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

THOMAS E. JONES AND WIFE, MARTHA G. JONES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JAMIE W. TATE AND TRACYE L. TATE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF SECTION TWO, LARCHWOOD, AS OF RECORD IN BOOK 5200, PAGES 57, 58, AND 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 38 FRONTS 70.02 FEET ON THE EAST SIDE OF EMBER LAKE DRIVE AND RUNS BACK 178.73 FEET ON THE NORTH SIDE AND 189.13 FEET N THE SOUTH SIDE TO A DEAD LINE IN THE REAR MEASURING 87.23 FEET.

BEING THE SAME PROPERTY CONVEYED TO THOMAS E. JONES AND WIFE, MARTHA G. JONES, BY WARRANTY DEED FROM DENNIS L. BALTZ, JR., AND WIFE, CLAIRE R. BALTZ, DATED MAY 22, 1987, AND RECORDED MAY 29, 1987 IN BOOK 7252, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 813 EMBERLAKE DR, NASHVILLE, TN 37214

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of July, 1999.

Walter E. Dunn

Martha Dunn

99 JUL -9 PM 12:51

REFERENCE

064645

State of Tennessee
County of DAVIDSON

On this 29th day of July, 1999, before me personally appeared WALTER E. DUNN & MARTHA DUNN to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

My Commission Expires
June 18, 2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11666 PAGE 87

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CC 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

0644645 : INCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525645