63

TN11696

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 1999.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
946 SEYMORE AVE NASHVILLE, TN 37206	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 082-08-0/295.00

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,

946 SEYMOUR AVENUE LAND TRUST ECKHARDT EXCHANGE CORPORATION, TRUSTEE

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

WALLACE YOUNG AND GLORIA YOUNG

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. 5, BLOCK C ON THE MAP OF EASTWOOD ADDITION AS OF RECORD IN BOOK 332, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO 946 SEYMOUR AVENUE LAND TRUST JERRELDENE HARRIS TRUSTEE, BY WARRANTY DEED FROM FLORINE MAGNESS, DATED MARCH 18, 1994, AND RECORDED APRIL 4, 1994 IN BOOK 9298, PAGE 487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 946 SEYMORE AVE, NASHVILLE, TN 37206

06446650
10.00 MORTGAGE TAX
10.00 TRANSFER TAX
1.00 RECORDING FEE
3.00 DP FEE
24.00 TOTAL
SEC 01-3 AM 8:54

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 26th day of September, 1999.

Echhart Realty Corporation

by _____

_____ _____

State of Tennessee
County of Davidson

On this 26th day of September, 1999, before me personally appeared Robert J. Echhart III 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 his free act and deed.

Witness my hand and official seal,
My Commission expires:

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

_____
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 11696 PAGE 107

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

0644650 ...LRENCE

SEP 23 '19 10:54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525650

RECORDERS MEMO
EGIBILITY OF WRITING, TYPING OR
RINTING IN THIS DOCUMENT
NSATISFACTORY WHEN RECEIVED