Mail

This Instrument Prepared By:

John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

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ADDRESS NEW OWNER:
Monty J. Mendez
4376 Oakcrest Lane
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, Tennessee 37237

MAP 086-04-0-A
GROUP
PARCEL 80CO

99 OCT 13 AM 9:59
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE
96050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Metke and wife, Natalie Metke** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Monty J. Mendez and wife, Sandra D. Mendez**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 80, Revised Addition to phase 2-B, Oakcrest of record in Plat Book 6900, page 251 and amended in Plat Book 7900, page 253, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy Metke and wife, Natalie Metke by deed from Frank Batson Homes, Inc. dated June 21, 1991, of record in Book 8380, page 898, Register's Office for Davidson County, Tennessee.

This is improved property known as 4376 Oakcrest Lane, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien now due and payable. Map 086-04-0-A, Parcel 80CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

516.25

2. Subject to restrictive covenants contained in instruments of record in Book 7308, page 874 and Book 8277, page 830, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 384, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 20 foot minimum building setback line from Oakcrest Lane; health department rules and regulations; a 2.5" X 25' anchor easement located on each front corner of said lot; 10 foot public utility and drainage easement located on the rear of said lot; a 10 foot private sewer service line easement on the rear of said lot; and on the northwesterly lot line a 10' X 10' X 10' public sewer easement. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 30th day of September, 1999.

Timothy Metke

Natalie Metke

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy Metke and wife, Natalie Metke**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

NOTARY PUBLIC AT LARGE WILSON CO. TENN

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $162,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0646050

REFERENCE

99 OCT 13 AM 9:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527125