M-162-6
F-

06467420

99 OCT 15 AM 8:28

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

**THIS INSTRUMENT PREPARED BY:**
AFTER RECORDATION RETURN TO:
Lincoln Title & Escrow
5214 Maryland Way, Suite 305
Brentwood, Tennessee 37027

BOOK 11704 PAGE 421

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CAROLYN FAYE HARTLEY, by and through my Attorney-in-Fact, ERIC GLASSER, pursuant to Power of Attorney recorded in Record Book 11704, Page 420, in the Register's Office of Davidson County, Tennessee, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELIA HARTLEY , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

0023 10/15 0101 03CHECK 172.88

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. 55 on the Plan of Valley Green Subdivision of Record in Book 4460, Page 97, Register's Office for said County. Said Lot No. 55 fronts 43.20 feet on the Northerly side of Richard Irwin Court and runs back between lines 137.0 feet on the westerly line and 131.26 feet on the Easterly line to a dead line in the rear on which it measures 154.29 feet.

Being the same property conveyed to grantors herein by deed recorded in Book 5309, Page 279, in the Register's Office of Davidson County, Tennessee.

This is improved/unimpoved property, known as 108 RICHARD IRWIN COURT, NASHVILLE, TN 37211.

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 I/we do covenant with the said Grantee(s) that I/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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my our hand(s) this 20th day of August 1999.

Carolyn Faye Hartley AIF

CAROLYN FAYE HARTLEY, by and through my Attorney-in-Fact, ERIC GLASSER

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC GLASSER, as Power of Attorney for CAROLYN FAYE HARTLEY, 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 WILLIAMSON COUNTY, Tennessee, this 20th day of August, 1999.

KIMBERLY HUNTER NOTARY EXP. 7/27/02 PUBLIC DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC
My Commission Expires: 7/27/02

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

The actual consideration or value, whichever is greater, for this transfer, is $ 43,750.00.

AFFIANT

Sworn to and subscribed before me this 20th day of August, 1999.

NOTARY PUBLIC
My Commission Expires: 7/27/02

KIMBERLY HUNTER NOTARY EXP. 7/27/02 PUBLIC DAVIDSON COUNTY, TENNESSEE

PROPERTY OWNER:
Angelia Hartley
108 Richard Irwin Court
Nashville, TN 37211

PROPERTY TAXES PAID BY:
Fleet Mortgage Corp
2210 Enterprise Drive
Florence, SC 29501

# 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 |

BOOK 11704 PAGE 423

CAMT 43750.00
CON TX 161.88
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 172.88
CHECK 172.88

10/15/99 01 08:31 0001 0023

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

**No.** 1527852