BOX

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$56,184.34**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 1999

Notary Public

MY COMMISSION EXPIRES: 1-27-2001

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE

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THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry S. Dice	**Alliance Mortgage Company**	**149-9-144**
8133 Poplar (NAME) Wood Lane ~~4812 Barclay Square Drive~~	(NAME) **4500 Salibury Road**	
Nashville (ADDRESS) TN 37221 ~~Antioch, TN 37013~~	(ADDRESS) **Jacksonville, FL 32216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Herbert Byars Jr.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry S. Dice, ~~married~~**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BSD

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Barclay Square Section 3 of record in Plat Book 4675, Page 154, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Herbert Byars Jr. by deed of record in Book 8665, Page 373, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First Investment Co. of record in Book 6844, Page751, said Register's Office with a present unpaid balance of approximately $61,000.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ☐

This is improved ☒ property, known as **4812 Barclay Square Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

1505.00 0101 03CHECK 218.88

1999 OCT 20 AM 11:10

REGISTER DAVIDSON COUNTY, TN.

06483367

Witness my our hand(s) this 14th day of September, 1999.

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Herbert Byars Jr.

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 Herbert Byars, Jr. the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1999.

Commission expires: 1-27-2001

Notary Public

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, 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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06483 67

REFERENCE

99 OCT 20 AM 11:10

REGISTER
DAVIDSON COUNTY, TN.

CAMT	56184.34
CON TX	207.88
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	218.88
CHECK	218.88

10/20/99 01 11:14 0001 1751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529554