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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Gary R Kemper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH OCTOBER 19, 1999.

Notary Public

MY COMMISSION EXPIRES: April 1, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary R. Kemper	First Trust Mortgage Company	18-12-A-42
347 Dorr Drive	6525 Quail Hollow	
Goodlettsville, Tennessee 37072	Memphis, Tennessee 38120	
(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, **TOBY L. VALENTINE AND WIFE, MARY L. VALENTINE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY R. KEMPER AND WIFE, TERESA R. KEMPER** , 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:

BEING Lot No. 42 on the Plan of Emerald Cove, a Planned Unit Development, of record in Plat Book 6900, pages 629-631, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Toby L. Valentine and wife Mary L. Valentine by deed from Austin Mark Writesman, unmarried of record in Book 10307, Page 39, said Register's Office.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

2879 10/22 0101 03CHECK 443.90

unimproved ☐

This is improved ☒ property, known as 347 Dorr Drive, Goodlettsville, TN 37072

(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 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.

MAIL ENVI

99 OCT 22 PM 2:11

REGISTER
DAVIDSON CO. TN.

REFERENCE

061,94,28

WITNESS my/our hand(s) this October 19, 1999.

Toby L. Valentine

Mary L. Valentine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Louise N.Tynes, a Notary Public in and for said County and State, the within named Toby L. Valentine and wife, Mary L. Valentine, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this October 19, 1999

Commission expires: April 1, 2002

Louise N.Tynes

Notary Public

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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0649428

99 OCT 22 PM 2:11

CAMT 117000.00
CON TX 432.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 443.90
CHECK 443.90

10/22/99 01 14:14 0001 2879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530669