BOOK 11716 PAGE 534

WARRANTY DEED

BL-BLU-99-0315.PFD

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF October, 1999

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)
LISA MARIE VALLE
SUMNER COUNTY, TENN.

Notary Public

2/13/2002

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nieta Babb	The Money Centre	84-06-2000
(NAME) 100 Rustic Court	(NAME) 10504 Park Road	
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Charlotte Nc 28210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL BERRY AND WANDA LEATHERWOOD, BOTH UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NIETA BABB, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 135 on the Plan of Sunny Acres, Section V, as of record in Book 3300, page 15, Regsiter's Office for Davidson County, Tennessee.

Said Lot No. 135 begins at a point in the westerly margin of Rustic Court at the dividing line between Lots No. 135 and Lot 136; thence westerly along said dividing line, 150.5 feet to a point; thence northerly 218.7 feet to a point in the southerly margin of windemere Drive; thence easterly along the southerly margin of said Drive, 101.06 feet at the beginning of a curve; thence around said curve 38.74 feet to a point; thence southerly along the westerly margin of Rustic Court, 310 feet to the point of beginning.

Being the same property conveyed to Paul Berry and Wanda Leatherwood, both unmarried, from Radhakanta Mishra and wife, Gita Mishra by Warranty Deed dated October 30, 1998 and recorded November 6 1998 in Book 11193, page 158, Register's Office for Davidson County, Tennessee.

99 OCT 26 AM 8:49
REGISTER
COUNTY, TN.

06501167

REFERENCE

unimproved ( )
This is improved (X) property, known as 100 Rustic Court, Nashville, Tennessee 37214
(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.

Witness my/our hand(s) this 19th day of October, 1999.

Paul Berry

Wanda Leatherwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Paul Berry and Wanda Leatherwood, 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 Nashville, Tennessee, this 19th day of October, 1999.

My Commission Expires:
2/13/2003

NOTARY PUBLIC AT LARGE
Notary Public
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 19th day of October, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

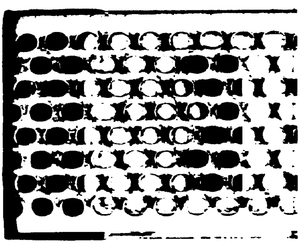
☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

3680 10/26 0101 03CHECK 954.50

11716

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11716 PAGE 536

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

0650167

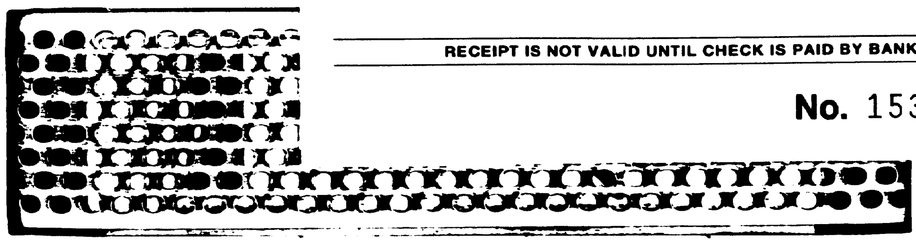
REFERENCE

99 OCT 26 AM 8:49

REGISTER
COUNTY, TN.

	CAMT
	255000.00
CON TX	943.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	954.50
CHECK	954.50

10/26/99 01 08:52 0001 3680



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531459

538