# WARRANTY DEED

RECORD AND RETURN TO:
EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BOOK 11720 PAGE 795

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF OCTOBER, 1999.**

Notary Public

MY COMMISSION EXPIRES 9/23/2000

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James D. Kreuser** | **Countrywide Home Loans, Inc.** | **181-110** |
| (NAME) **14100 Old Hickory Blvd.** | (NAME) **4500 Park Granda** | |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) **Calabasas, CA 91302-1613** | |
| (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, **Lucille C. Elmore**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James D. Kreuser and wife Dorothy M. Kreuser**, 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:

Land in the 5th Civil District, Davidson County, Tennessee, described according to a survey by Roy Brantley, Jr., Surveyor, July 1967;

Beginning at an iron pin in north right-of- way of Hobson Pike thence with right-of -way, N 80° 32' W 113.8 feet to an iron pin thence N 79° 04' W 249.7 feet to an iron pin; thence N 7° 39' E 551.5 feet to an iron pin in rear Fence Line; thence with rear Fence Line S 86° 45' E 296.3' to an iron pin; thence S 0° 58' W 594.2 feet to the point of beginning, containing 4.3 acres.

Being the same property conveyed to Lucille C. Elmore by deed of record in Book 4242, Page 229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easement and Declaration of Restrictive Convenants of record in Book 11091 Page 793.

James E. Elmore joins in conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ■ property, known as **14100 Old Hickory Blvd., 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.


06511442
REFERENCE
MAIL ENV.
99 OCT 28 PM 2:00
REGISTER
DAVIDSON COUNTY, TN.
5006 10/28 0101 03CHECK 806.50

Witness my our hand(s) this 27th day of October, 1999.

Lucille C. Elmore
Lucille C. Elmore

James E. Elmore
James E. Elmore

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 Lucille C. Elmore and James E. Elmore the bargainor, 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 Nashville, Tennessee, this 27th day of October, 1999.

Danielle K. Parker
Notary Public

Commission expires: 2/18/01

NOTARY PUBLIC AT LARGE

# 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 |

06511442

REFERENCE

99 OCT 28 PM 2:00

REGISTER
DAVIDSON COUNTY, TN

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| | |
|---|---|
| CAMT | 215000.00 |
| CON TX | 795.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 806.50 |
| CHECK | 806.50 |

10/28/99 01 14:04 0001 5006

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

**No.** 153771