WARRANTY DEED

BOOK 11722 PAGE 879

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Allen R. Tallent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES February 18, 2003
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen R. Tallent	**First Republic Mortgage Corporation**	**120-1-120**
(NAME) **1216 Saturn Drive**	(NAME) **3212 West End Avenue, #500**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Nashville, TN 37203**	
(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, **Evelyn E. Edwards**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen R. Tallent and wife Frances Y. Tallent**, 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 Davidson County, Tennessee, being Lot No. 87 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92 , Register's Office for said County, to which reference is made for a more complete description.

Said Lot 87 fronts 99.4 feet on the East Side of Saturn Drive as measured around a curve, and runs back between lines 163.6 feet on the North line and 185.9 feet on the South line to a dead line in the rear measuring 40 feet thereon.

Being the same property conveyed to Evelyn E. Edwards by deed of record in Book 7980, Page 200, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **1216 Saturn Drive, Nashville, TN 37217**
(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.

06519983

... REFERENCE

99 OCT 29 PM 2:01

... REGISTER
DAVIDSON COUNTY, TN.

5578 10/29 0101 03CHECK 306.63

Witness my/our hand(s) this 25th day of October, 1999.

Evelyn E. Edwards
Evelyn E. Edwards

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 Allen R. Tallent and wife Frances Y. Tallent 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 25th day of October, 1999.

Kimberly R Parker
Notary Public

Commission expires: 2/18/01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11722 PAGE 881

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

0651983

REFERENCE

99 OCT 29 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	306.63
CHECK	306.63

10/29/99 01 14:05 0001 5578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533338