DO NOT PUBLISH

WARRANTY DEED

BOOK 11723 PAGE 13

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF OCTOBER, 1999.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(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
Frederick D. Morton III	**Franklin American Mortgage Company**	**135-14-A94**
(NAME)	(NAME)	
432 Black Mountain Drive	**501 Corporate Center Drive #400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(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, Dennis R. Hayes and wife, Joyce K. Hayes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK D. MORTON, III AND WIFE, MELISSA W. MORTON, 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. 83 on the Plan of Pinnacle Point Subdivision, Phase Three, of record in Plat Book 6900, Pages 391, 392 and 393, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dennis R. Hayes and Joyce K. Hayes by deed of record in Book 8346, Page 868 and re-recorded in Book 8355, Page 55, 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 **432 Black Mountain 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.

0652011

MEMO REFERENCE

99 OCT 29 PM 2:37

REGISTER
DAVIDSON COUNTY, TN.

5605 10/29/99 0101 03CHECK 491.63

MEMO
TYPING OR
THIS DOCUMENT
WHEN RECEIVED.

Witness my/our hand(s) this 26th day of October, 1999.

Dennis R. Hayes

Joyce K. Hayes

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 Dennis R. Hayes and wife, Joyce K. Hayes the bargainors, 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 10/26/99 day of ~~10/26/99, 1910/26/99.~~

Commission expires: 2-18-01

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11723 PAGE 15

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

0652011

REFERENCE

99 OCT 29 PM 2:37

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			125900.00
		CON TX	480.63
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	491.63
		CHECK	491.63
10/29/99	01	14:41 0001	5605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533366