PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

BOOK 11726 PAGE 419

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 29th DAY OF October 1999

Notary Public K. J. Shelton

MY COMMISSION EXPIRES August 24, 2003

(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

mail

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS: Lee Philpot	MORTGAGEE: SEND TAX BILLS TO New Owner	MAP-PARCEL NUMBERS 10D 23168
(NAME) 109 Sam Davis Drive	(NAME)	7-140
(STREET ADDRESS OR ROUTE NUMBER) Springfield, TN 37172	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Billy Brown and wife, Betty Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Philpot and wife, Stacey Philpot

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 10th Civil District of Davidson County, Tennessee, being Lot Number 16 on the Plan of Fox Chase Meadows, of record in Plat Book 5200, Page 194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy Brown and wife, Betty Brown by Deed of record in Book 5666, Page 95, Register's Office for Davidson County, Tennessee.

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

06529973
RECEIVED FOR REFERENCE
99 NOV -2 AM 8:55
REGISTER
DAVIDSON COUNTY, TN.

6515 11/03/1999 01:00:03PM CHECK 166.40

unimproved XX
This is improved property, known as Lot 16, Fox Chase Meadows 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 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 our hand s this 29th day of October , 1999

Billy Brown

Billy Brown

Betty Brown

Betty Brown

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Billy Brown and wife, Betty Brown
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October 19 99

Commission expires August 24, 2003

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October 19 99

Commission expires August 24, 2003

K. J. Shelton 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

0652973

CROSS REFERENCE

99 NOV -2 AM 8:55

REGISTER
DAVIDSON CO. TN.

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CAMT	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	166.40
CHECK	166.40

11/02/99 01 08:56 0001 6615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534360