WARRANTY DEED

BOOK 11730 PAGE 716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hll Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrance C. Watson	Southeastern Mortgage of Tennessee	136-13-11
(NAME) 548 Rural Hill Road	(NAME) 115 29th Avenue South	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37212	
(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, Madelyn P. Wall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrance C. Watson, unmarried, 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 Edge-O-Lake Estates Subdivision of record in Plat Book 3600, Pages 87 and 88, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Howard Wall and wife Madelyn P. Wall, by deed of record in Book 5175, Page 64, Register's Office for Davidson County, Tennessee.
The said Howard Wall having since died.
This instrument is executed on behalf of Madelyn P. Wall by Howard T. Wall, III as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book 11730, Page 713, in the 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 548 Rural Hilld Road, 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.

06533971

REFERENCE

99 NOV -3 PM 2:18

REGISTER
DAVIDSON COUNTY, TN.

7650 11/03 0101 03CHECK 425.19

Witness my our hand(s) this 28th day of October, 1999.

BOOK 11730 PAGE 717

Madelyn P. Wall by Howard T. Wall III att-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of October, 1999 before me personally appeared Howard T. Wall, III, the person who executed the foregoing instrument on behalf of Madelyn P. Wall, and acknowledge that he executed the same as the free act and deed of the said Madelyn P. Wall, through Power of Attorney granted him by the said Madelyn P. Wall.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 1999.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Sta. 209
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11730 PAGE 718

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

0653971 ...FERENCE

99 NOV -3 PM 2:1...

...TEE
...TN.

CAMT
111941.00
CON TX 414.19
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 425.19
CHECK 425.19

11/03/99 01 14:19 0001 7650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535390