BOOK 11731 PAGE 545

WARRANTY DEED

H-RNM-99-0174

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF October, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 2001

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Cox	Roslyn National Mortgage Corp.	
(NAME)	(NAME)	
1159 Hunters Lane	5301 Virginia Way, Ste 110	41-4
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WAYNE RANKHORN AND WIFE, JOYCE RANKHORN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RAYMOND COX, hereinafter called the Grantees, their heirs and assigns, that 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. 51 of Dalemere Subdivision, Section III, as of record in Book 3300, Page 6, Register's Office for said County, as follows:

Beginning at an iron pin in the southerly margin of Hunters Lane, said pin being approximately 197 feet west of the intersection of Hunters Lane and Yoest Drive; thence South 5 degrees 55' 55 " west 169.92 feet to a concrete monument; thence South 64 degrees 50' 30" West 222.13 feet to a concrete monument; thence North 5 degrees 55' 50" East 284.64 feet to an iron pin in the southerly margin of Hunters Lane; thence South 84 degrees 4' 10" East along said southerly margin 190 feet to the point of beginning.

Being the same property conveyed to Wayne Rankhorn and wife, Joyce Rankhorn by deed from Ethel M. Oldham, unmarried by deed of record in Deed Book 7999, page 703, Register's Office for Davidson County, Tennessee.

06541152

99 NOV -4 AM 8:42

RECEIVED
DAVIDSON COUNTY, TN.
SUITE

unimproved ( )
This is improved (X) property, known as 1159 Hunters Lane, Nashville, Tennessee 37207
(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 my/our hand(s) this 19th day of October, 1999.

Wayne Rankhorn

Joyce Rankhorn

03 OCT 01 10:07 AM

584.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Wayne Rankhorn and wife, Joyce Rankhorn, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee on 19th day of October, 1999.

My Commission Expires: 3/25/01

Notary Public

MELISSA D. ROGERS
NOTARY PUBLIC
AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires MAR. 25, 2001

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 19th day of October, 1999.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☑ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

MARY FRANCES RUDY
ATTORNEY - AT - LAW

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11731 PAGE 547

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

06541 52

REFERENCE

99 NOV -4 AM 8:42

REGISTER
COUNTY, TN.

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

11/04/99 01 08:43 0001 7837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535575