99-10-38-Q

FILE BOX 19B

BOOK 11732 PAGE 495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 1999

Notary Public

MY COMMISSION EXPIRES 7/26/2003

(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth Ewing-Roush	Sunshine Mortgage Corporation	53-13-85
(NAME)	(NAME)	
312 Chesterfield Circle	P.O. Box 9247	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Marietta, GA 30065	
(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, **ANN L. VICKERY, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH EWING-ROUSH AND WIFE, ADRIENNE EWING-ROUSH**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 312 Chesterfield Circle, Nashville, TN 37115

(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 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 29th day of October, 1999.

Ann L. Vickery, by H. Charles Brown, Attorney in Fact

Attorney-in-Fact

00654417

REFERENCE

99 OCT -4 PM 1:37

REGISTER
DAVIDSON CO. TN.

B20 11/04 0101 03CHECK 400.10

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 Ann L. Vickery, 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 Hermitage, Tennessee this 29th day of October, 1999

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared H. Charles Brown, known to me (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of Ann L. Vickery, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Ann L. Vickery. WITNESS my hand and Notarial Seal this 29th day of October, 1999.

Notary Public

My Commission Expires

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ann L. Vickery, unmarried, by deed from Phillips Builders, Inc. of record in Book 7743, page 579, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is executed on behalf of Ann L. Vickery by H. Charles Brown as Attorney in Fact pursuant to a Power of Attorney recorded concurrently herewith. The affidavit of saif Attorney in Fact is attached as Exhibit "B" to or on this instrument and incorporated herein by reference.

EXHIBIT "B"

ALIVE AND WELL AFFIDAVIT

BOOK 11732 PAGE 501

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, H. Charles Brown, who made oath as follows:

1. That by appointments dated October 28, 1999, which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Ann L. Vickery, ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 28th day of October, 1999.

H. Charles Brown

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that H. Charles Brown, whose name is signed to the foregoing writing bearing date of October 28, 1999, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 28th day of October, 1999.

Notary Public

My commission expires:

PUBLIC
AT
LARGE
COUNTY, TEN

NOV. 25, 2000

ALIVE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11732 PAGE 502

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

0654417

REFERENCE

99 NOV -4 PM 1:37

RECEIVED
DAVIDSON CO. TN.

CAMT	103000.00
CON TX	381.10
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	400.10
CHECK	400.10

11/04/99 01 13:39 0001 B120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535855