RECORD AND RETURN TO:
NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(99-825)

0656502

REFERENCE

54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

99 NOV 11 PM 2:06

TN.

THIS INDENTURE, made and entered as of the **2nd** day of **November, 1999** by and between

LANCE HORNBUCKLE and ERNIE MIDGET, and BILL FARMER ,

hereinafter referred to as Grantor, and

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THELMA B. CONLEY , UNMARRIED

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING PARTS OF LOTS NOS. 14 AND 15 ON MAP OF ASHTON'S SUBDIVISION OF L.M. LEWIS FARM AT BORDEAUX, AS OF RECORD IN BOOK 421, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS 14 AND 15 FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTH MARGIN OF ELIZABETH AVE. AT A POINT 100 FT. EASTERLY FROM OLD HYDES FERRY PIKE AND SAID ELIZABETH AVE.; THENCE WITH SAID NORTHERLY MARGIN OF SAID ELIZABETH AVE. AND EASTERLY 100 FT. TO A POINT AND THE DIVIDING LINE BETWEEN LOTS 13, 14 AND 15 IN SAID SUBDIVISION; THENCE WITH SAID DIVIDING LINE NORTHERLY 155 FT. TO A DEAD LINE; THENCE WITH SAID DEAD LINE AND WESTERLY 100 FT. TO A POINT; THENCE SOUTHERLY 155 FT. TO THE PLACE OF BEGINNING.
BEING ALL THE SAME PROPERTY CONVEYED TO LANCE HORNBUCKLE, ERNIE MIDGET AND BILL FARMER BY DEED FROM MARY FRANCES ELROD KINZER AND HUSBAND JOE E. KINZER, JR., OF RECORD IN BOOK 9530, PAGE 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY WAS FOR INVESTMENT PURPOSES ONLY AND NEVER THE RESIDENCE OF THE GRANTOR(S).

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

B. FARMER by ERNIE MIDGET ATF

BILL FARMER
BY ERNIE MIDGET AS ATTY. IN FACT

L. HORNBUCKLE by ERNIE MIDGET ATF

LANCE HORNBUCKLE
BY ERNIE MIDGET AS ATTY. IN FACT

ERNIE MIDGET

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Ernie Midge-

Personally appeared before me, the undersigned Notary Public of the aforessaid County and State, ~~LANCE HORNBUCKLE~~, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **November, 1999**

Notary Public

Commission Expiration: _____

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared **ERNIE MIDGET**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **LANCE HORNBUCKLE and BILL FARMER**, and acknowledged that he/she executed the same as the free act and deed of said **LANCE HORNBUCKLE and BILL FARMER**.

Witness my hand, at office, this 2nd day of November, 1999.

Notary Public

Commission Expiration: _____

My Commission Expires 9/16/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of **November, 1999.**

Notary Public

Commission Expiration: _____

My Commission Expires 9/16/2001

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RETURN TO:

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

NATIONAL LENDING CENTER, INC.
700 W HILLSBORO BLVD, B1 #204
DEERFIELD BEACH, FL 33441

PROPERTY ADDRESS:

1803 ELIZABETH RD.
NASHVILLE, TN 37218

MAP PARCEL NUMBER
69-16-105

Q360 11/11 0101 03CHECK 288.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11739 PAGE 883

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

0656502

99 NOV 11 PM 2:06

		CAMT	75000.00
		CON TX	277.50
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	288.50
		CHECK	288.50
11/11/99	01	14:08 0001	0360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538060