WARRANTY DEED

Prepared by and Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 11/1/99

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

EDWARD A. TIGNOR JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

THIS INSTRUMENT WAS PREPARED BY
120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilee Morrison-Maduro	Marilee Morrison-Maduro	42-14
(NAME)	(NAME)	
123 Rhine Dr.	123 Rhine Dr.	55
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Margaret C. Evans A Single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilee Morrison-Maduro A Single person, 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

BOOK 11745 PAGE 423

unimproved
This is improved ☒ property, known as 123 Rhine Dr., Madison, 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 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.

Margaret C. Evans

Margaret C. Evans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a notary public, Margaret Evans, grantor and executed this deed.

Witness my hand and official seal at Nashville, Tennessee this. 11/1/99

Notary Public

Commission expires:

EDWARD A. TIGNOR JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

0658121

11/17 0101 03CHECK 443.53

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Sherry Heights, Section III, as of record in Book 2331, page 126 and 127, Register" Office for said County.

BOOK 11745 PAGE 424

Said Lot No. 71 fronts 99.4 feet on the easterly side of Rhine Drive and runs back between lines 327.0 feet on the northerly line and 312.0 feet on the southerly line to a broken line in the rear measuring 163.2 feet thereon. Included in the above description but excluded from this description is a parcel of land, which is a part of said Lot No. 71, conveyed to the State of Tennessee, by deed executed by Eugene Bingham and wife, Mary J, Bingham, dated July 8, 1966, recorded in Book 4036, page 602, Register's Office for said County.

Being the same property conveyed to Margaret C. Evans, by Quitclaim Deed from Rex A. Evans, dated 10/31/97, of record in Book 10666, page 251, Register's Office for Davidson County, TN.

MCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11745 PAGE 425

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

0658121

CLARENCE

CAMT
116900.00
CON TX 432.53
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 443.53
CHECK 443.53

11/17/99 01 09:42 0001 2098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539763