WARRANTY DEED

TAMMY L. JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

April R Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 1999.

Tammy L Jones
Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April R. Wilson	Franklin American Mortgage Company	150-3-209
(NAME)	(NAME)	
3109 COUNTRY WAY ROAD	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TENNESSEE 37013	Franklin, TN 37067	
(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, Mary R. Windsor-Hyberger, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO April R. Wilson, 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. 28 on the Plan of Harbor Landing, Section 2 of record in Plat Book 6250, Page 352, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mary R. Windsor, by deed of record in Book 9986, Page 573, Register's Office for Davidson County, Tennessee.

Mary R. Windsor and Mary R. Windsor Hyberger being one in the same person.

unimproved ☐
This is improved ■ property, known as 3109 Country Way Road, Antioch, TN 37013
(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.

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

99NOV 18 AM 9:12
0658351
REFERENCE
2340 11/18 0101 03CHECK 358.80

Witness my/our hand(s) this 12th day of November, 1999.

Mary R. Windsor-Hyberger

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 Mary R. Windsor Hyberger with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 12th day of November, 1999.

Commission expires: May 28, 2003

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

TAMMY L. JONES Notary Public

My Commission Expires MAY 28, 2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11746 PAGE 440

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

U6 8351 CONVEYANCE

99 NOV 13 AM 9:12

CAMT	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	358.80
CHECK	358.80

11/10/99 01 09:13 0001 2340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540000