BOOK 11749 PAGE 358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 1999.

Notary Public

MY COMMISSION EXPIRES: November 25, 2000.

(AFFIX SEAL)

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
Joseph A. Falce	First Trust Mortgage Company	75-4-169
(NAME) 545 Augusta Drive	(NAME) P.O. Box 17257	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Memphis, Tennessee 38187	
(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, **BILLY E. EUBANKS AND VIRGINIA SUE EUBANKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH A. FALCE AND SANDRA A. FALCE** , 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: WIFE

SEE ATTACHED EXHIBIT A

*wife

unimproved ☐

3152 11/19 0101 03CHECK 477.13

This is improved ■ property, known as 545 Augusta Drive, Hermitage, TN 37076

(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.

Billy E. Eubanks

Virginia Sue Eubanks

06091124

99 NOV 19 PM 2:29

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11749 PAGE 359

Personally appeared before me, ~~Dana Summarell~~ Sharon L Riney, a Notary Public in and for said County and State, the within named Billy E. Eubanks and Virginia Sue Eubanks, 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 16th day of November, 1999

Commission expires: ~~November 25, 2000~~ 5/25/2003

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sharon L Riney

~~Dana Summarell~~ Notary Public

Sharon L Riney

Exhibit A

Being Lot No. 419, on the Plan of Tulip Grove, Section 6, of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy E. Eubanks and wife, Virginia Sue Eubanks by deed from Linwood O. Jarrell, III and wife, Donna S. Jarrell of record in Book 5962, page 555 and re-recorded in Book 5976, page 519, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year 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.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11749 PAGE 361

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

0659124

99 NOV 19 PM 2:29

CAMT
124900.00
CON TX 462.13
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 477.13
CHECK 477.13

11/19/99 01 14:31 0001 3152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540810