book 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Trina Kinnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF **APRIL, 2000.**

Kimberly R Parker
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

Instr:200005020043721 Page: 1 OF 2
REC'D FOR REC 05/02/2000 10:15:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Stanley	**Southeastern Mortgage of Tennessee, Inc.**	**75-11-213**
(NAME)	(NAME)	
703 Mercer Drive	**115 29th Ave. South**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Nashville, TN 37212**	
(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, **CYNTHIA A. PEDEN, FORMERLY KNOWN AS CYNTHIA A. MORGAN**

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES E. STANLEY AND WIFE, JEAN M. STANLEY**

, 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.74B on the Plan of Meadows of Tulip Grove, Section 1 of record in Plat Book 6250, Page 304, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Cynthia A. Morgan, unmarried by deed of record in Book 8564, Page 715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Cynthia A. Peden ,formerly known as Cynthia A. Morgan, being one and the same individual.

unimproved ☐

This is improved ■ property, known as **703 Mercer 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 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 **28th day of April, 2000**.

Cynthia A. Peden

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 Cynthia A. Peden, formerly known as Cynthia A. Morgan the bargainor(s), 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 Antioch, Tennessee, this28th day of **April, 2000.**

Commission expires: 2-18-01

Notary Public