box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,900.00**

Trina Mennis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH** DAY OF **APRIL, 2000**

Kimberly R Paul
Notary Public

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

Instr:200005020043725 Page: 1 OF 2
REC'D FOR REC 05/02/2000 10:20:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $280.83

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Earthman	**Chase Manhattan Mortgage Corporation**	**147-8-226**
(NAME)	(NAME)	
117 Lane Wood Court	**6853 S. W. 18th Street, Suite 203**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Boca Raton, FL 33433-7056**	
(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, **Carl D. Patton unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Earthman and Kathryn Earthman husband and wife**, 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.51 on the Plan of Beverly Heights, Section 4 of record in Plat Book 5200, Page 263, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 51 fronts 91.73 feet on the northerly margin of a Lane Wood Court and extends back 134.55 feet on the easterly line and 153.06 feet on the westerly line to a dead line in the rear measuring 20.0 feet thereon.

Being the same property conveyed to Carl D. Patton unmarried by deed of record in Book 8899, Page 209, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **117 Lane Wood Court, Nashville, TN 37211**
(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 **27th day of April, 2000**.

Carl D. Patton

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 Carl D. Patton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of April, 2000

Commission expires: 2-18-01

Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE