This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5639 PAGE 377

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Philip A. Fontenot and wife, Judy A. Fontenot | First Tennessee Bank N. A. Memphis | 64-3-3 |
| (NAME) | (NAME) | |
| 337 Willow Bough Lane | P. O. Box 474 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, TN 37138 | Memphis, Tennessee 38101 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Philip A. Fontenot and wife, Judy A. Fontenot and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Phyllis R. Lovelace and husband, Lester E. Lovelace

*have this day bargained and sold, and do hereby transfer and convey unto the said* Philip A. Fontenot and wife, Judy A. Fontenot

*certain real estate in Davidson County, Tennessee, as follows:* *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Brandywine Farms, Section 19, as of record in Book 5050, page 12, Register's Office for said County.

Said Lot No. 316 fronts 160.0 feet on the east side of Willow Bough Lane and extends back 250.0 feet on the north line and 250.0 feet on the south line to a dead line measuring 160.0 feet thereon.

Being the same property conveyed to Phyllis R. Lovelace by deed from Lester E. Lovelace, of record in Book 5623, page 89, Register's Office for said County.

This conveyance is subject to the plan of record in Book 5050, page 12, said Register's Office, shows an Owner's Certificate, a 75-foot setback line from Willow Bough Lane and a 10-foot easement for public utility purposes; and restrictive covenants of record in Book 5088, page 362, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 18 day of AUGUST 19 80

Affiant

My commission expires: 4.18.82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 337 Willow Bough Lane, Old Hickory, Tennessee 37138
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1980 taxes which are prorated and assumed by the purchasers.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hands this* 18th *day of* August, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phyllis R. Lovelace

Phyllis R. Lovelace

Lester E. Lovelace

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* NANCY L. KOTT, *a Notary Public in and for said County and State,* Phyllis R. Lovelace and husband, Lester E. Lovelace

*the within named bargainor...S., with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee this* 18 *day of* AUGUST, *19* 80

*Commission expires* 4.18.82 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

*Commission expires* .....

RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

6708

G-323756

## WARRANTY DEED

FROM
Phyllis R. Lovelace and husband, Lester E. Lovelace

TO
Philip A. Fontenot and wife, Judy A. Fontenot

G 0 3 2 5 6

IDENTIF. REFERENCE

AUG 19 2 13 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 100000.00- CO | |
| | | | 260.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 266.50- | |
| 6708A08/19/80 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 3 2 5 6

IDENTIF. REFERENCE

AUG 19 2 13 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

**No.** 774757