File

BOOK 7494 PAGE 91

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry W. Kittrell (NAME) | Mortgage First Corporation (NAME) | 09408 |
| 1812 Dahlia Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 105137 (STREET ADDRESS) | 004.00 |
| Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30348 (CITY) (STATE) (ZIP) | |

FOR AND IN 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, B. Louis J. Purcell et ux Julie Purcell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Kittrell and wife, Valeda S. Kittrell

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. 14 on the Plan of Dahlia Gardens, Section Two of record in Book 2900, Page 82, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to B. Louis J. Purcell by deed from Dorris E. Potts, Jr. et ux Pamela K. Potts, of record in Book 5792, Page 100, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Molton, Allen & Williams of record in Book 5451, Page 81, said Register's Office with a present unpaid balance of approximately $24,200.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Julie Purcell joins in this conveyance for the sole purpose of conveying any marital rights she may have.

B. Louis J. Purcell and Louis J. Purcell are one and the same person.

unimproved / This is improved (X) property, known as 1812 Dahlia Drive, Nashville, TN 37214
(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 hand this 15th day of March, 19 88

~~Louis J. Purcell~~ Louis J. Purcell

Julie Purcell

STATE OF TENNESSEE
Davidson County

BOOK 7494 PAGE 92

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis J. Purcell et ux Julie Purcell

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

Witness my hand and official seal at Antioch, Tennessee, this 9th day of March, 19 88.

Commission Expires October 9, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

TO

137.90

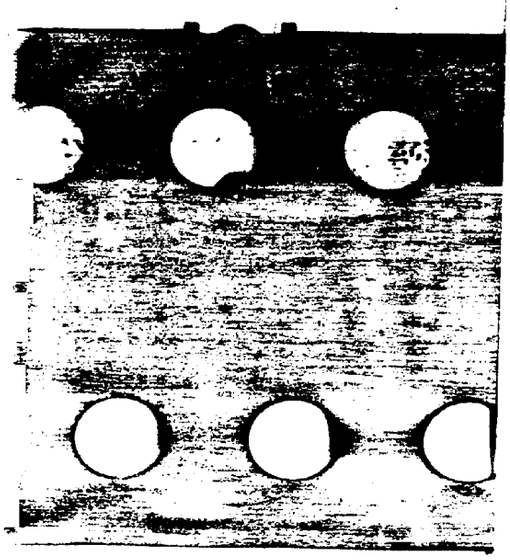
IDENTIFICATION REFERENCE

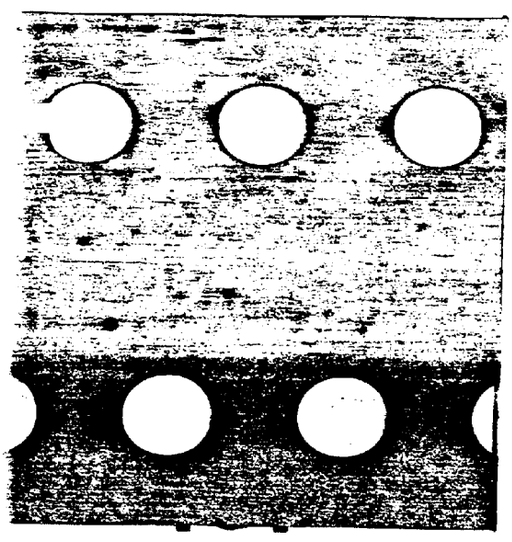
MAR 18 10 14 AM '88

FELIX Z. HAISLIP, REGISTER
DAVIDSON COUNTY, TN

7267 03/18 [illegible] 115.70

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7494 PAGE 93

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 39000.00
CON TX 109.20
PRFEE 0.50
WDEED 6.00
TOTAL 115.70
CHECK 115.70

03/18/88 01 10:18 0001 7262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 37.90

IDENTIFICATION REFERENCE

MAR 18 10 14 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

**No.** 71865