FILE BOX 38 #6924

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY* BOOK 7593 PAGE 845

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JIMMIE L. HOUSER (NAME) | LEADER FEDERAL MORTGAGE, INC. (NAME) | MAP 103-13 |
| 400 Hillwood Boulevard (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | PARCEL 9 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38101 (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, IVO B. GLENN, JR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMIE L. HOUSER and wife, PAM S. HOUSER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 12 on the Plan of Hillwood Estates, Section I, as of record in Plat Book 1835, page 117, amended in Book 7593, page 742, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ivo B. Glenn, Jr., and wife, Dorothy M. Glenn, by deed from Ilene B. Welch of record in Book 4152, page 700, said Register's Office. The said Dorothy M. Glenn having since died.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 117, amended in Book 7593, page 742, said Register's Office.

47305.

IDENTIFICATION REFERENCE

Jul 7 3 19 PM '88

FEE $ 2 WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 400 Hillwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of July, 1988

Ivo B. Glenn Jr.

IVO B. GLENN, JR.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ivo B. Glenn, Jr., unmarried with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of July 19 88.

My commission expires 3-11-1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

4738 07/07 0101 03CHECK 567.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 88.

MY COMMISSION EXPIRES 2-11-1991 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

FROM IVO B. GLENN, JR., unmarried

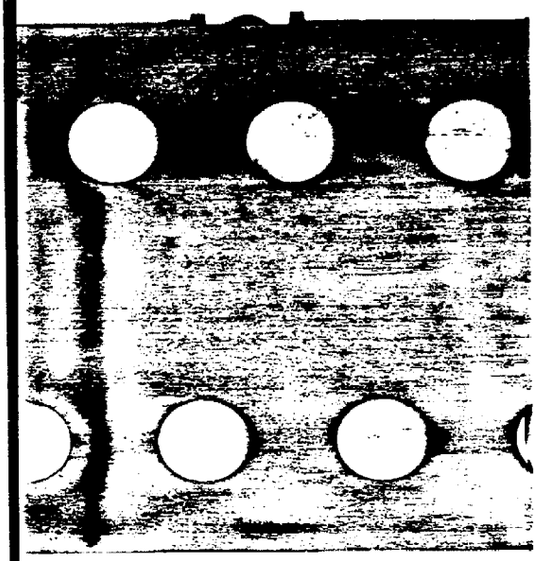
TO JIMMIE L. HOUSER and wife, PAM S. HOUSER

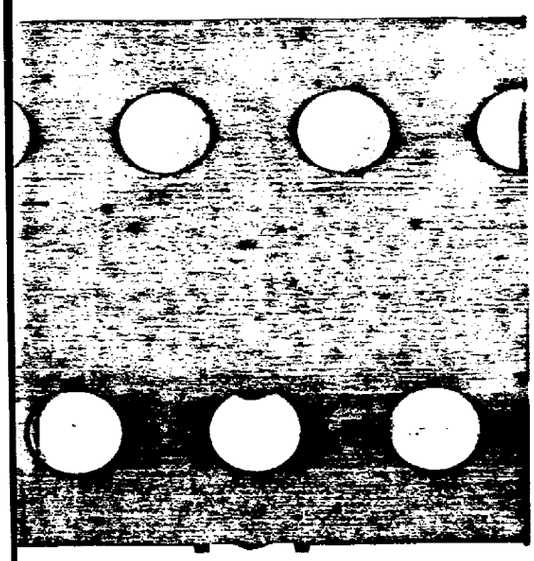
PLEASE RETURN TO: File Box 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**OFFICIAL RECEIPT**

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





RECEIVED OF _____

FOR _____

BOOK 7593 PAGE 847

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47305

IDENTIFI REFERENCE

JUL 7 3 19 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

| | |
|---|---|
| CAMT | 170000.00 |
| CON TX | 561.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 567.50 |
| CHECK | 567.50 |

07/07/88 01 15:19 0001 4738

**No.** 110594