7714

8185 File Box 38

BOOK 7714 PAGE 772 **WARRANTY DEED**

*THIS INSTRUMENT PREPARED BY*

George E. Mixter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MELVIN N. STARSTINE, JR. | SOVRAN MORTGAGE CORPORATION | Map 162-3 |
| (NAME) | (NAME) | |
| 4971 Karen Ray Drive | 201 East Cary Street | Parcel 192 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tennessee 37013 | Richmond, Virginia 23219 | F.B. 5DU50452 |
| (CITY) (STATE) (P. O. ZIP) | (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, LARRY J. RAYMOND and PATRICIA ANN RAYMOND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN N. STARSTINE, JR. and wife, MAGGIE B. STARSTINE

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. 23 on the Plan of Section Four Apache Hills, as of record in Plat Book 4460, page 60, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry J. Raymond and wife, Patricia Ann Raymond by deed from William Lee Witt and wife, Patricia M. Witt of record in Book 5307, page 277, said Register's Office. The said Larry J. Raymond and Patricia Ann Raymond having since divorced.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and will be paid by the Grantors herein; (2) Restrictions of record in Book 4564, page 724; and (3) All matters appearing on the Plan of record in Plat Book 4460, page 60, said Register's Office.

8.9 3 2.0

IDENTIFICATION

Nov 30 11 07 AM '88

2231 11/30 0101 03CHECK 209.45

unimproved (X)
This is improved ( ) property, known as 4971 Karen Ray Drive, Antioch, Tennessee 37013

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 23rd day of November, 19 88

Larry J. Raymond
LARRY J. RAYMOND

Patricia Ann Raymond
PATRICIA ANN RAYMOND

BOOK 7714 PAGE 773

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY J. RAYMOND and PATRICIA ANN RAYMOND with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of November, 19 88.

My commission expires 3/11/91 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 _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 1988.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

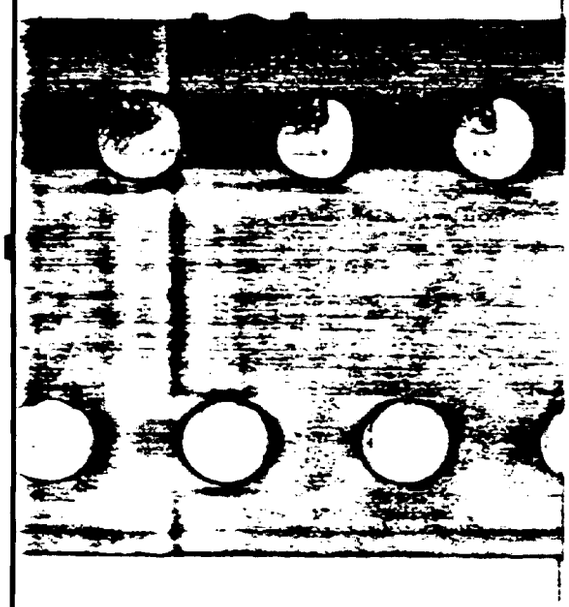
Notary Public

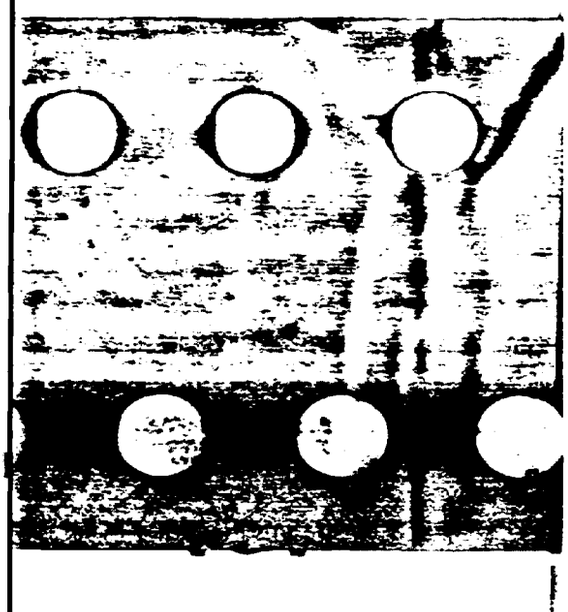
WARRANTY DEED

FROM LARRY J. RAYMOND and PATRICIA ANN RAYMOND

TO MELVIN N. STARSTINE, JR. and wife, MAGGIE B. STARSTINE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
220 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 7714 PAGE 774

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 61500.00 |
| | | | | CON TX 202.95 |
| | | | | PRFEE 0.50 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 209.45 |
| | | | | CHECK 209.45 |

11/30/88 01 11:07 0001 2231

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9328

IDENTIFICATION REFERENCE

Nov 30 11 07 AM '88

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

No. 158740