Box 36

WARRANTY DEED BOOK 7729 PAGE 538

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
062-02-0A-014.00CO	Mr/Mrs Quanah T. Tubb	Independence One Mortgage P. O. Box 5150 Southfield, Michigan 48086-5150
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2721 Riverbend Ddive	LOAN OR ACCOUNT NO. 914766-7
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

B338 12/16 0101 03CHECK 280.00

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated February 28, 1987, in the original principal sum of $80,400.00, payable to Sears Mortgage Corporation, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by J. Randall Dennis and wife, Brenda S. Dennis to Joseph B. Pitt, Jr., Trustee, as of record in Book 7155, page 786, said debt having since been assigned to Independence One Mortgage Corporation, by instrument of record in Book 7451, page 595,

J. RANDALL DENNIS and wife, BRENDA S. DENNIS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto QUANAH T. TUBB and wife, BOBBIE J. TUBB

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 74A on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Randall Dennis and wife, Brenda S. Dennis by deed from Braewood Development Corporation, a Texas corporation, as of record in Book 7155, page 783.

This conveyance is made subject to Declaration of Covenants and restrictions of record in Book 6851, page 370, as amended in Book 6892, page 747, By-Laws of record in Book 6851, page 390, Charter and By-Laws of River Trace Homeowners Association, Inc., as of record in Book 6851, page 363, and all matters shown on the recorded plat referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as set forth above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15 day of December, 1988

J. Randall Dennis

Brenda S. Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7729 PAGE 539

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

J. Randall Dennis and wife, Brenda S. Dennis

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 Nashville, Tennessee, this, the 15th day of December, 1988.

My commission expires: 7-9-89

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

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

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 83,700.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December, 1988. MY COMMISSION EXPIRES: 7-9-89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

J. RANDALL DENNIS AND WIFE

TO

QUANAH T. TUBB AND WIFE

94293

IDENTIFICATION REFERENCE

DEC 16 12 17 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Bdy 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

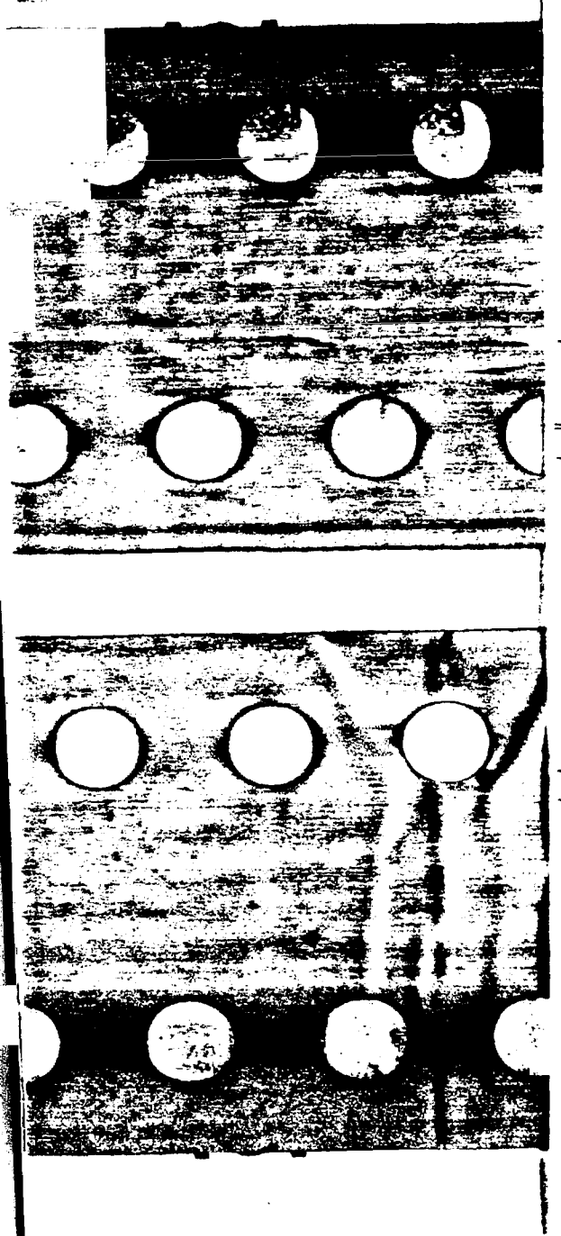
_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 7729 PAGE 540

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

CONTX 276.21
PrFEE .50

CAMT 83700.10
~~PRFEE 27621.50~~
WDEED 6.00
~~[illegible] 27627.50~~
~~CHECK 27627.50~~
~~CONTX 00276.8837~~
PRFEE 0.50
~~TOTAL 27344.79~~
CHECK 27344.79-
12/16/88 01 12:17 0001 8338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

94293.

IDENTIFICATION REFERENCE

DEC 16 12 17 PM '88

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

12/16/88 01

Total 282.71

No. 164506