Book 49

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| PHILLIP CRAIG MAULDIN, ETUX | SECURITY FEDERAL SAVINGS AND LOAN | 149-1-A-28 |
| (NAME) | (NAME) | |
| 2134 Mullen Circle | 4235 Hillsboro Road | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tn. 37013 | Nashville, Tn. 37215 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED**

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND NO/100----------DOLLARS

Cash in hand paid by PHILLIP CRAIG MAULDIN and wife, KRISTI M. MAULDIN, and other good and valuable consideration, the receipt of which is hereby acknowledged.

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
have bargained and sold, and by these presents do transfer and convey unto the said
PHILLIP CRAIG MAULDIN and wife, KRISTI M. MAULDIN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 28A on the Plan of Zone Lot Division of Lot 28, Phase II, MULLEN VALLEY, as shown on plat of record in Plat Book 6900, page 876, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 28A fronts 29.55 feet on the southeasterly margin of Mullen Circle and extends back between lines 122.44 feet on the southwesterly line and 120.09 feet on the northeasterly line to a dead line in the rear measuring 39.55 feet thereon.

Being the property conveyed to Security Federal Savings and Loan Association of Nashville by Deed of Record in Book 7520, page 212, and Book 7520, page 269, Register's Office for Davidson County, Tennessee.

Subject to a right-of-way easement over and across the asphalt drive and parking area located upon and serving Lot No. 28A, same being a non-exclusive easement for ingress and egress to and from adjoining Lot No. 28B on said Plan of Zone Lot Division and Mullen Circle, as shown on Exhibit A attached hereto. 04/05 0101 03CHECK 199.00

unimproved ( )
This is improved (X) property, known as 2134 Mullen Circle
(House Number) (Street)

Antioch, Tn. 37013
(P.O. Address) (City or Town) (Zip Code)

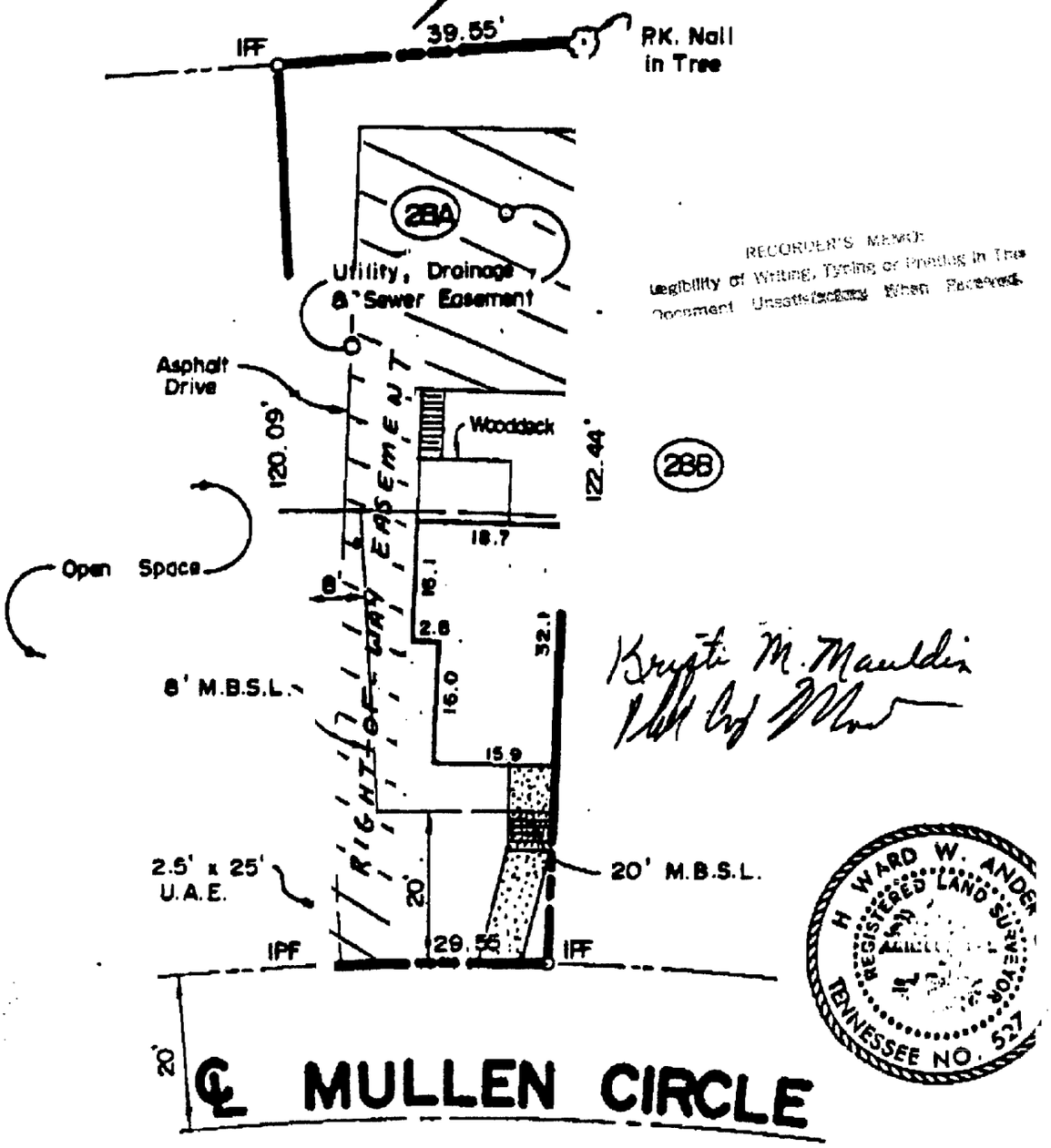
To have and to hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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.

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 4th day of April, 19 89.

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
BY: John A. Hubbard
JOHN A. HUBBARD, EXECUTIVE VICE-PRESIDENT

Book 7810 PAGE 77-A




RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Krysti M. Mauldin

HOWARD W. ANDERSON REGISTERED LAND SURVEYOR TENNESSEE NO. 527

## MORTGAGE LOAN INSPECTION

Owner: PHILLIP CRAIG MAULDIN et ux KRISTI M. MAULDIN

Address: 2134 Mullen Circle, Antioch, Davidson Co, Tennessee

Subdivision: Mullen Valley, Phase 2

Property Map: 149-1-A Parcel: 28

Recorded Deed Book _____ Page _____

Plat Book 6900 Page 876 Scale: 1" = 20' Date: 20 Feb 89 Job No. 2071-89 L

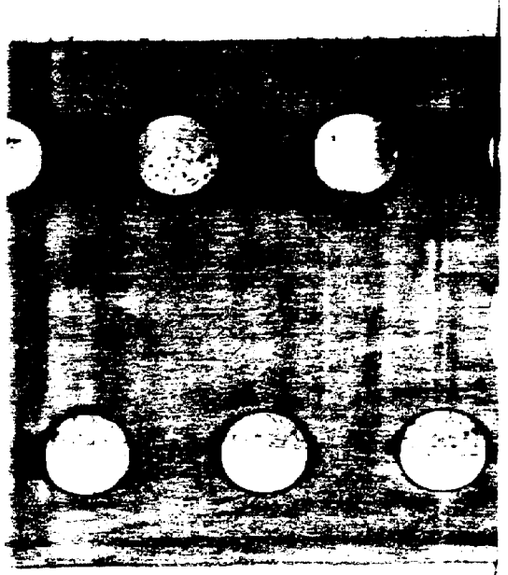
This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of the property lines. No corners were set or reset at the time of inspection.

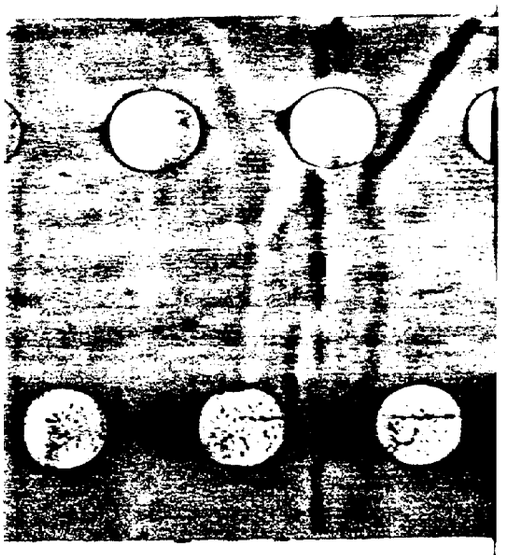
NOTE: This parcel IS, is not included in area designated as SPECIAL FLOOD HAZARD on latest National Flood Insurance Program map received by me as of this date.

Howard W. Anderson
SURVEYOR

A & A ENGINEERS, INC.
P.O. BOX 40048, 504 EAST IRIS DRIVE, NASHVILLE, TENNESSEE 37204
615-297-9558

EXHIBIT A





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

RECEIVED OF _____

FOR _____

BOOK 7810 PAGE 78

| | | |
|---|---|---|
| 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 57000.00
CON TX 188.10
PRFEE 0.50
WDEED 6.00
~~TOTAL 194.60~~
~~CHECK 194.60~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~04/05/89 01 14:45 0001 2678~~

22316

IDENTIFICATION REFERENCE

APR 5 2 44 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

VOID
WDEED 6.00-
WDEED 9.00
~~TOTAL 3.00~~
~~CHECK 3.00~~

04/05/89 01 15:04 0001 2697

No. 197107

Total 197.60