# Warranty Deed

Name and Address of New Owner:

Send Tax Notice:

Map: 8DA 60187
Parcel: 103-15-A27

Citizens Bank
P. O. Box 195
Carthage, TN 37030

Same

**********

**FOR AND IN CONSIDERATION** of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, We, **CHARLES R. CHANCE** and Wife, **TEX ANN CHANCE**, have bargained and sold and by these presents do transfer and convey unto **CITIZENS BANK,** a Tennessee Banking Corporation, with principal office in Carthage, Tennessee, its successors and assigns, a certain tract or parcel of land, located and situated in Davidson County, Tennessee, being described as follows, to-wit:

**BEING** Lot No. 27 on the Revised Plan of Postwood as of record in Plat Book 5200, Page 104, Register's Office for Davidson County, to which plan reference is made for a more complete description.

**BEING** the same property vested in **Charles R. Chance** and Wife, **Tex Ann Chance** by deed from **Citizens Bank** of record in Deed Book 7627, Page 179, Register's Office for Davidson County, Tennessee.

Conveyance subject to all restrictions, certificates, set back lines or other reservations or notations as appears of record on Plat Books and to Declaration of Covenants, conditions, liens and restrictions for Postwood as appears of record.

Possession: April 1, 1990.

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CITIZENS BANK,** its successors assigns, forever. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as above stated.

**WE FURTHER COVENANT** and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **CITIZENS BANK,** its successors and assigns, against the lawful claims of all persons, whomsoever.

PREPARED BY:
BASS AND BASS
ATTORNEYS AT LAW
CARTHAGE, TENNESSEE

**WITNESS OUR HAND** on this the 23 day of March, 1990.

**CHARLES R. CHANCE**

3/27/90 **TEX ANN CHANCE**

**ACKNOWLEDGEMENTS**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named **TEX ANN CHANCE**, one of the bargainors, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND** and official seal at Offices, Davidson County, Tennessee, this the 27th day of March, 1990.

Carla G. Barlow
NOTARY PUBLIC

My Commission expires: 11-27-93

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **CHARLES R. CHANCE**, one of the bargainors, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND** and official seal at Offices, Broward County, Florida, on this the 23 day of March, 1990.

Notary Public, State of Florida
My Commission Expires March 27, 1993
Bonded Thru Troy Fain - Insurance Inc.

Notary Public

My Commission expires:

14217

IDENTIF. REFERENCE

MAR 28 2 48 PM '90

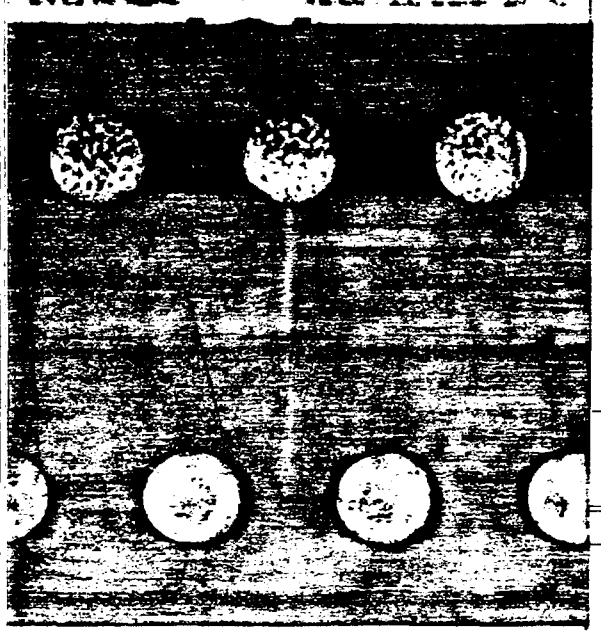
DAVIDSON COUNTY TN.

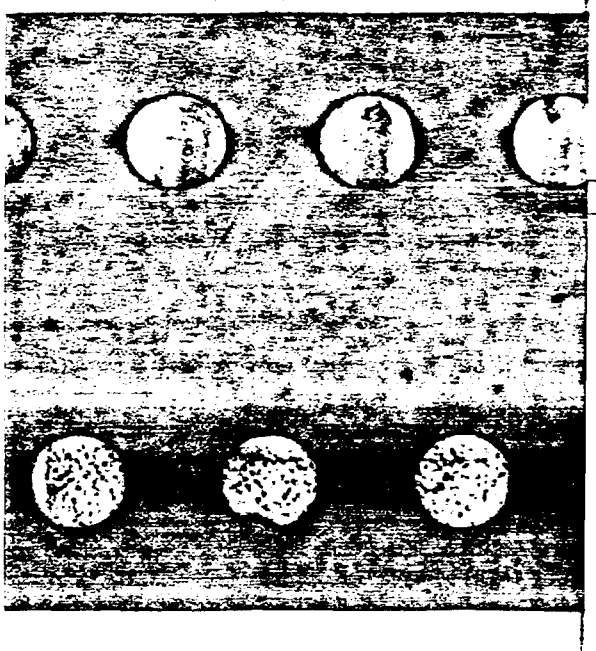
RUSH

6483 03/28 0101 SHELBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
101,831.86
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 1990.
B. Edwards
Deputy Register

672.94





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8074 PAGE 607

| | | |
|---|---|---|
| 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
201831.86
CON TX 665.94
PRFEE 1.00
WDEED 6.00
TOTAL 672.94
CHECK 672.94

03/28/90 01 14:47 0001 6483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

114217

IDENTIF. REFERENCE

MAR 28 2 48 PM '90

DAVIDSON COUNTY TN.

No. 304901