STATE OF TENNESSEE )
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $58,012.61.

Tessie A. Grief
Affiant

Subscribed and sworn to before me this 23 day of August, 1998.

Lisa L. Johnson
Notary Public

My Commission Expires: My Commission Expires JAN. 11, 1999

This instrument was prepared by
(for informational purposes only):
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 2757
Third Floor
230 Fourth Avenue, North
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Tessie A. Grief<br>778 Fitzpatrick Rd.<br>Nashville, Tennessee 37214 | Independence One<br>300 Galleria Officentre<br>Suite 501<br>Southfield, MI 48034 | Map 96-16<br>Parcel 158<br>Field Book<br>#3D-81147 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Monty Sanner and wife, Jackie Sanner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tessie A. Grief, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 264-A Zone Lot Divisions of Lots 260, 261, 262, 263, 264, 265 and 267, Larchwood Subdivision, Section Three of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Monty Sanner and wife, Jackie Sanner, by deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6404, Page 174, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6076, Page 69, Book 6122, Page 482 and Plat Book 6250, Page 40, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a Deed of Trust executed by Frank C. Batson and wife, Judy W. Batson to Ernest W. Turnbull, Trustee for the Lomas & Nettleton Company, dated July 17, 1984, which was assumed by the Grantors with a present balance of $58,012.61, and of record in Book 6346, Page 956, which the Grantee herein hereby assumes and agrees to pay all indebtedness that may be due and owing on said note. The escrow account in connection with said loan is hereby transferred to the Grantee at no charge to her.

This is improved property, known as 778 Fitzpatrick road, Nashville, Tennessee 37214.

**TO HAVE AND TO HOLD** the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 7th day of August, 1990.

**GRANTORS:**

Monty Sanner

Jackie Sanner

**GRANTEE:**

Tessie A. Grief

STATE OF Colorado )
COUNTY OF El Paso )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monty Sanner, 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 7th day of August, 1990.

Michelle Y. Poisson
Notary Public

NOTARY PUBLIC STATE OF COLORADO MICHELLE Y. POISSON

My Commission Expires: 3-31-92

STATE OF _____ )
COUNTY OF _____ )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie Sanner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 1990.

Michelle J. Poisson
Notary Public

My Commission Expires: 3-31-92

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tessie A. Grief, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of August, 1990.

Notary Public

My Commission Expires: My Commission Expires JAN. 11, 1992

51907

IDENTIFICATION REFERENCE

AUG 23 2 07 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

2863 08/23 0101 03CHECK 202.15

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 8181 PAGE 177

| | | |
|---|---|---|
| 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 | 58012.61 |
| CON TX | 191.40 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| MISC | 0.75 |
| CHECK | 202.15 |
| CHECK | 202.15 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/90 01 14:10 0001 2863

5 1 9 0 7

Aug 23 2 07 PM '90

No. 349261

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