# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 8266 PAGE 186

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO.

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| FRANKLIN NEWELL WEBB, JR. (NAME) | FIRST WACHOVIA MORTGAGE COMPANY (NAME) | Map 74-8 |
| 7006 Bonnamere Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 3174 (STREET ADDRESS) | Parcel 20 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O ZIP) | Winston-Salem, N.C. 27102 (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, CHARLES T. KIRKPATRICK AND WIFE, RACHEL D. KIRKPATRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANKLIN NEWELL WEBB, JR. AND WIFE, TRACY MICHELLE WEBB

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. 809 on the Plan of Hermitage Hills Section 7, as of record in Plat Book 3300, page 62 and 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles T. Kirkpatrick and wife, Rachel D. Kirkpatrick by deed from Lawrence H. McCants, unmarried of record in Book 7635, page 663, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 3300, pages 62 and 63, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 22, 1988, in the original principal sum of $60,723.00, payable to Collateral Mortgage, Ltd. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7635, page 666 said Register's Office.

82477

IDENTIF. REFERENCE

DEC 31 10 02 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

2939 12/31 0101 03CHECK 221.50

unimproved ( )
This is improved (XX) property, known as 7006 Bonnamere Drive, Hermitage, Tennessee 37076

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 21st day of December, 1990.

Charles T. Kirkpatrick
CHARLES T. KIRKPATRICK

Rachel D. Kirkpatrick
RACHEL D. KIRKPATRICK

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES T. KIRKPATRICK AND WIFE, RACHEL D. KIRKPATRICK

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 21st day of December, 19 90

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 $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 90

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

Notary Public

**WARRANTY DEED**

FROM

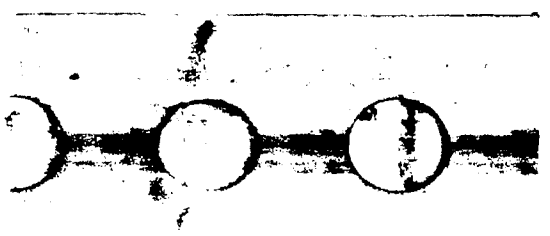
CHARLES T. KIRKPATRICK AND
WIFE, RACHEL D. KIRKPATRICK

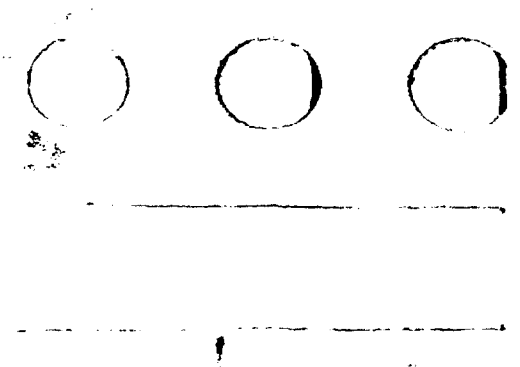
TO

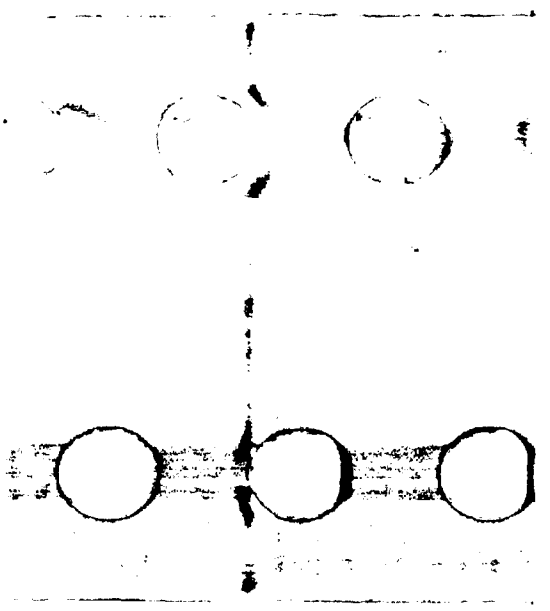
FRANKLIN NEWELL WEBB, JR. AND
WIFE, TRACY MICHELLE WEBB

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 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 _____

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| | | |
|---|---|---|
| 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 | 65000.00 |
| CON TX | 214.50 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 221.50 |
| CHECK | 221.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/90 01 10:00 0001 2939

82477

IDENTIF. REFERENCE

DEC 31 10 02 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 385310

[redacted]