File Box 29

BOOK 8267 PAGE 629

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 19 90.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Karen Lee Dean (NAME) | Sovran Mortgage Corporation (NAME) | MAP 62-15 |
| 2708 Western Hills Drive (STREET ADDRESS OR ROUTE NUMBER) | 201 E. Cary Street (STREET ADDRESS) | PARCEL 23 |
| Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP) | Richmond, VA 23219-3736 (CITY) (STATE) (ZIP) | 3DZ-49982 |

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, WE, Howell W. Todd, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Lee Dean

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 111 on the Plan of Sutherland Heights, Section 3, of record in Book 2663, page 117, Register's Office for said County.

Said Lot No. 111 fronts 160.0 feet on the westerly margin of Western Hills Drive and extends back 293.6 feet on the northerly line and 309.6 feet on the southerly line to a broken line in the rear, measuring 150 feet thereon.

BEING the same property conveyed to Howell W. Todd, unmarried, by deed from James L. Hershner and wife, Hazel L. Hershner, of record in Book 6015, page 523, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building lines of record.

82975

IDENTIF. REFERENCE

JAN 2 1 44 PM '91

FELIX Z. GRISSOM III REGISTER
DAVIDSON COUNTY TN.

This is improved ( X ) unimproved ( ) property, known as 2708 Western Hills Drive, Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with 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. 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.

Witness my hand this 26th day of December, 19 90

Howell W. Todd

Howell W. Todd

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Howell W. Todd

(or proved to me on the basis of satisfactory evidence) the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of December, 19 90

Commission expires May 8, 1991

Ollie Mai Parsley
Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Howell W. Todd

TO Karen Lee Bean

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

1946 01/02 0101 03CHECK 328.75

**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 97500.00
CON TX 321.75
PRFEE 1.00
WDEED 6.00
TOTAL 328.75
CHECK 328.75

01/02/91 01 13:43 0001 1946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82975

IDENTIF. REFERENCE

JAN 2 1 44 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385862