# WARRANTY DEED

FILE BOX 3

| THIS INSTRUMENT PREPARED BY: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jack Case Wilson, Attorney<br>25 Century Blvd., Suite 405<br>Nashville, TN 37214 | Atlantic Coast Mortgage Company<br>(NAME)<br>12700 Fair Lakes Circle, Suite 400<br>(STREET ADDRESS)<br>Fairfax, VA 22033<br>(CITY) (STATE) (ZIP) | Map 171-20-A<br>Parcel 81<br>6DU-82501 |

BOOK 8366 PAGE 652

**THIS INDENTURE**, made and entered into this 30th day of May, 19 91, by and between

Jane M. Basten, unmarried party of the first part, and

Susan P. Clayton, unmarried party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Brentwood County of Davidson State of Tennessee.

Being Unit No. 81 on the Plan of Brentwood Villa, Phase 3-B, of record in Book 6900, Page 4 amended in Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jane M. Basten by Deed from Radnor Homes, Inc. of record in Book 7990, Page 235, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6923, Page 973; Book 7035, Page 115; Book 7101, Page 730; Book 7143, Page 18; Book 7266, Page 84; Book 7423, Page 574; Book 6923, Page 986; Book 7423, Page 567; Book 6385, Page 814 and Book 6924, Page 5, Register's Office for said County.

**PROPERTY ADDRESS:** 263 Glenstone Circle
Brentwood, TN 37027

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

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

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

x Jane M. Basten
JANE M. BASTEN

**STATE OF TENNESSEE, COUNTY OF SHELBY**

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jane M. Basten to me known to be the person described in and who executed the foregoing instrument, and acknowledged that She executed the same for the purposes therein contained.

**WITNESS** my hand and Notarial Seal at office this 1st day of May 19 91

My commission expires 10/30/94

" OFFICIAL SEAL "
PATRICIA L. PAPENBROK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/30/94

Patricia L. Papenbrok
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $81,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Susan P. Clayton
Affiant

Subscribed and sworn to before me this 30th day of May, 19 91

Patricia L. Papenbrok
7-13-91

State tax ..... $.....
Register's fee ..... .....
Recording fee ..... .....
Total ..... $.....
T.G.#

Form 101 by
Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103

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# WARRANTY DEED

FROM

Jane M. Basten, unmarried

TO

Susan P. Clayton, unmarried

19539

JUN 5 8 11 AM '91

0648 06/05 0101 03CHECK 275.95

Compliments of

**Chicago Title Insurance Company**

**101 North Main Street**

**Memphis, Tennessee 38103**



**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 | 81500.00 |
| CON TX | 268.95 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 275.95 |
| CHECK | 275.95 |

06/05/91 01 08:11 0001 0648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19539

IDENTIFICATION

JUN 5 8 11 AM '91

No. 427725