This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**424 Church Street, Suite 2800**
**Nashville TN 37219**
**Return to Box 50**

BOOK 8866 PAGE 435

**ADDRESS NEW OWNER:**
Janet Lynn Jones and
James E. Hampton
141 Brian Court
Antioch, Tennessee 37013

**SEND TAX BILL:**
*To Mortgagee*

**MAP AND PARCEL:**
MAP 173
GROUP 4A
PARCEL 46

**MORTGAGEE:**
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

## WARRANTY DEED

4248 02/16 0101 03CHECK 386.40

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Anthony E. Unger and wife, Karen M. Unger, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janet Lynn Jones, an unmarried person and James E. Hampton, 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. 46 on the Plan of Oak Highlands Subdivision, Phase I, as of record in Plat Book 6900, page 432 through 435, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anthony E. Unger and wife, Karen M. Unger by deed from First Gibraltar Bank, FSB of record in Book 8329, page 302, Register's Office for Davidson County, Tennessee.

This is improved property known as 141 Brian Court, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 property taxes which are not yet due and payable.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions as of record in Book 7350, page 24, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plan of Record in Book 6900, pages 432-435, said Register's Office.
4. Storm Water Detention Agreement of record in Book 7189, page 379, said Register's Office.
5. Rights of others in and to the common areas.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Janet Lynn Jones, an

unmarried person and James E. Hampton, their heirs and assigns, forever; and we, Anthony E. Unger and wife, Karen M. Unger, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of February, 1993.

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Anthony E. Unger

Karen M. Unger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anthony E. Unger and wife, Karen M. Unger, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of February, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 102,000.00.

Marilyn Lytle
AFFIANT

Subscribed and sworn to before me this 12th day of February, 1993.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

FEB 16 3 50 PM '93
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

92891

**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 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 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
TOTAL 386.40
CHECK 386.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/93 01 15:49 0001 4248

92891

IDENTIFI REFERENCE

FEB 16 3 50 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 021835