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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **30th** day of **December, 1993** by and between

Phillip J. Hartsig and Elizabeth M. Hartsig, Husband and Wife ,

hereinafter referred to as Grantor, and

Phillip F. Fenton and Karen E. Fenton, Husband and wife ,

hereinafter referred to as Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being lot No. 406 on the plan of Camden Woods, Phase II, as of record in Book 6900, page 735, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip J. Hartsig and wife Elizabeth M. Hartsig by deed from Phillips Builders, Inc., a Tennessee Corporation, of record in book 7968, page 679, Register's Office for Davidson County, Tennessee.

5761 01/04 0101 03CHECK 434.50

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 Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Subject to Matters shown on Recorded Plan, Restrictions, and Matters of Record.

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

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Bailey Mortgage Company, of record in book 7968, page 682, said Register's Office; and that the *

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Phillip J. Hartsig

Elizabeth M. Hartsig

* escrow account held by the mortgagee in connection with said loan is hereby transferred to the said Grantee.

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INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Phillip J. Hartsig and Elizabeth M. Hartsig, Husband and Wife** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **December, 1993**.

Notary Public

Commission Expiration: 2-5-94

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

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 **$115,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **30th** day of **December, 1993**.

Notary Public

Commission Expiration: 2-5-94

94 JAN -4 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03934
IDENTIF. # REFERENCE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Wachovia Mortgage Corp. P.O. Box 3174 Winston-Salem, NC 27102	205 Cahaba Cove Hermitage, TN 37076 MAP PARCEL NUMBER 86-8-A-3CO

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	434.50
			CHECK	434.50
01/04/94	01		15:00 0001	5761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03934
IDENTIF. ↑ REFERENCE

94 JAN -4 PM 3:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.741788