04022

IDENTIF. ↑ REFERENCE

BOOK 9210 PAGE 120

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

94 JAN -5 AM 9:02

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Janet S. Del Mazo
2113 Crestline Drive
Nashville, TN 37214

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
84-14 273
FB No. 3DZ-42280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Betty L. Denning, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Janet S. Del Mazo, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 43A on the Plan of the Resubdivision of Lot 43, Donelson Meadows, Section II, as of record in Book 5190, page 653, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 43A fronts 125.29 feet on the southerly side of Crestline Drive and runs back 118.8 feet on the easterly line and 174.3 feet on the westerly line to rear line on which it measures 173.1 feet.
>
> Being the same property conveyed to Betty L. Denning, by deed from James H. Langston and wife, Patricia S. Langston, as of record in Book 7974, page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as 2113 Crestline Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2283, page 361, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5190, page 653, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Mortgagee.

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 our hands this 15th day of December, 1993.

Betty L. Denning
BETTY L. DENNING

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty L. Denning**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of December, 1993.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10-1-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 75,000.00.

Janet S. McMay
AFFIANT

Subscribed and sworn to before me this 15th day of December, 1993.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10-1-95

5858 01/05 0101 03CHECK 286.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9210 PAGE 122

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
01/05/94	01	09:01	0001	5858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04022
IDENTIF. ↑ REFERENCE

94 JAN -5 AM 9:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.741882