Bx 50B
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This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9226 PAGE 339

ADDRESS NEW OWNER:
M. Clark Allen and Tracy W. Allen
3732 Waterford Way
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:
MAP 151-1
GROUP A
PARCEL 129-CO

WARRANTY DEED

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, I, Eugene Collins, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Clark Allen and wife, Tracy W. Allen, 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. 129 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Eugene Collins,an unmarried person by deed from Kenneth S. Victory d/b/a Kenneth Victory Construction Co., as of record in Book 9181, page 863, Register's Office for Davidson County, Tennessee.

This is improved property known as 3732 Waterford Way, 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. Subject to 1994 property which are not yet due and payable.
2. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of the Chatham Pointe Subdivision, of record in Book 6358, page 656, as amended in Book 7538, page 792, Book 7599, page 812, and further amended in Book 8667, page 381, Register's office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 6900, pages 444-447, in said Register's Office.
4. By-Laws of Chatham Pointe Homeowners' Association, Inc., of record in Book 8679, page 446 said Register's Office.
5. Charter of Chatham Pointe Homeowners' Association, Inc., of record in Book 7597, page 977 said Register's Office.
6. Deed of General Warranty, Flowage Easement and Roadway

Easement to the United States of America, of record in Book 3891, page 476, said Register's Office.

7. Dedication of "Common Area" to Chatham Pointe Homeowners' Association, Inc., of record in Book 7683, page 718, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Clark Allen and wife, Tracy W. Allen, their heirs and assigns, forever; and I, Eugene Collins,an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 19th day of January, 1994.

Eugene Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene Collins,an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: R. L. MOORE, NOTARY PUBLIC DAVIDSON COUNTY, STATE OF TENNESSEE MY COMMISSION EXPIRES 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 95,900.00.

AFFIANT

Subscribed and sworn to before me this 19th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: R. L. MOORE, NOTARY PUBLIC DAVIDSON COUNTY, STATE OF TENNESSEE MY COMMISSION EXPIRES 11-20-96

IDENTIF. A REFERENCE U9648

94 JAN 21 AM 10:5 RECEIVED FOR RECORD R. L. MOORE, II REGISTER DAVIDSON COUNTY, TENN.

1845 01/21 0101 03CHECK 363.83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9226 PAGE 341

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 95900.00
				CON TX 354.83
				PRFEE 1.00
				WDEED 8.00
				TOTAL 363.83
				CHECK 363.83
01/21/94	01	10:55	0001	1841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09648

IDENTIF. A REFERENCE

94 JAN 21 AM 10:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 747800