BOOK 9263 PAGE 246

#33

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,150.00

Douglas G. George
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF February, 19 94

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES March 25, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Tanika D. George (NAME) | First Union National Bank (NAME) | MAP 148-080 |
| 4825 Terragon Trail (ADDRESS) | 201 S. College Street 17th Floor (ADDRESS) | PARCEL 195.00 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Charlotte, NC 28288 (CITY) (STATE) (ZIP) | 02DU-68863 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory N. Bernard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanika D. George and husband, Douglas G. George

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. 70 on the Plan of Section Eight, Terragon Trails, of record in Book 5200, page 41, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gregory Norwood Bernard by deed from Anthony W. Fisher and wife, Joni Davenport Fisher of record in Book 5945, page 745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

Gregory N. Bernard and Gregory Norwood Bernard being one and the same person.

94 MAR -1 PM 2:26
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

22479
IDENTIFICATION ENDORSEMENT

unimproved ( )
This is improved ( X ) property, known as 4825 Terragon Trail, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of February, 19 94

Gregory N. Bernard by LaJuana Bryan Atty in Fact
Gregory N. Bernard
By LaJuana Bryan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of February, 1994, before me, the undersigned Notary Public, personally appeared LaJuana Bryan, known to me (or satisfactorily Proven) to be the person whose name is subscribed as attorney in fact for Gregory N. Bernard, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

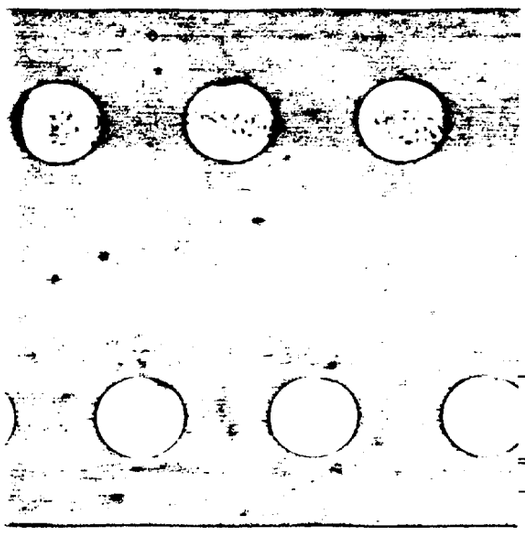
March 25, 1995
My commission expires:

Mark A. Ellmore
Notary Public



WARRANTY DEED
FROM
TO
RETURN TO:

5074 03/31 2101 03CHECK 186.97



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

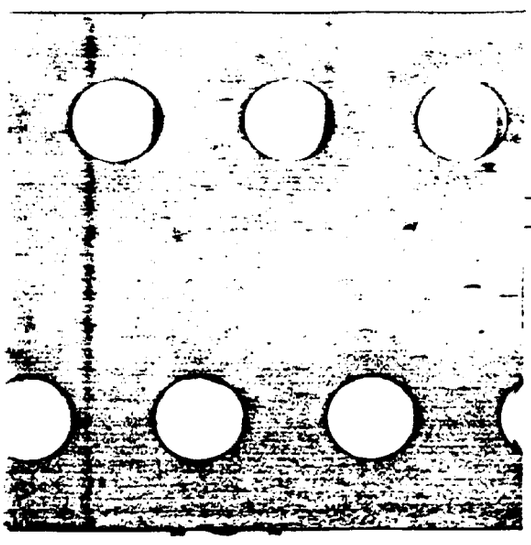
FOR _____

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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 | 48150.00 |
| | | | MOR TX | 177.97 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 186.97 |
| | | | CHECK | 186.97 |
| 03.01/94 | 01 | 14:26 | 0001 | 6074 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



22479
IDENTIFICATION REFERENCE

94 MAR -1 PM 2:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.761517