26234

IDENTIF. & REFERENCE

24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

01 94 MAR 01 01 PM 12:39 337.93

FELIX Z. [illegible] REGISTER
[illegible]
To Mortgagee

ADDRESS NEW OWNER:
Denise E. Mercer
3425 Maple Timber Drive
Antioch, TN 37013

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 150-11
PARCEL 356
2dx09006

WARRANTY DEED

BOOK 9274 PAGE 662

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, Southeast Builders Group, a Tennessee General Partnership hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Denise E. Mercer, Unmarried , 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:

BEING Lot 90, Lake Town Park, Section 8, as recorded in Book 7900, page 467, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Southeast Builders Group, a Tennessee General Partnership, by deed from Jerry D. Butler of record in Book 9274, Page 660, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 8829, Page 725, said Register's Office.

This conveyance is subject to 10 foot public utility and drainage easement along rear lot line; 2.5 x 25 foot utility anchor easement located on both corners of said lot of record in Book 7900, Page 467, said Register's Office.

This is improved property known as 3425 Maple Timber Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Denise E. Mercer, Unmarried, their heirs and assigns, forever; and we, Southeast Builders Group, a Tennessee General Partnership 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 2nd day of March, 1994. BOOK 9274 PAGE 663

Southeast Builders Group, a Tennessee General Partnership

Kenneth Victory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth Victory as , General Partner of Southeast Builders Group, a Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the , General Partner of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 88,900.00.

AFFIANT

Subscribed and sworn to before me this 7th day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 7-1-97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9274 PAGE 664

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	88900.00
			CON TX	328.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	337.93
			CHECK	337.93
		03/10/94	01 12:39	0001 0120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26234
IDENTIF. & REFERENCE

94 MAR 10 PM 12:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 765512