*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*
*This instrument prepared from information furnished by parties*

*File Box 24*

BOOK 9301 PAGE 101

ADDRESS NEW OWNER:
Oscar Adkerson
4029 Scotwood Drive
Nashville, Tennessee 37211

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
United Carolina Bank
P.O. Box 3347
Wilmington, NC 28406

MAP AND PARCEL:
MAP 134-9
PARCEL 63

# 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, we, Janice M. Owens and Thomas Booker Jr., both unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Oscar Adkerson, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 39, Phase One, on the Plan of Woodland Hills, of record in Plat Book 6900, Pages 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janice M. Owens and Thomas Booker, Jr. , by deed from Peter K. Doyle and wife, Yvonne M. Doyle of record in Book 9002, Page 23, Register's Office for Davidson County, Tennessee.

9696 04/05 0101 03CHECK 335.05

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

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by United Carolina Bank of record in Book 7905, Page 811, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 4029 Scotwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oscar Adkerson, his heirs and assigns, forever; and we, Janice M. Owens and Thomas Booker Jr., both unmarried do covenant with the said Grantee 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 Grantee his 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.

97 APR -5 AM 10:48

35086

IDENTIF. ▲ REFERENCE

Witness our hands this the 28th day of March, 1994.

Janice M. Owens

Thomas Booker Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9301 PAGE 102

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janice M. Owens 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 Nashville, Tennessee, this the 28th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas Booker, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March 1994.

NOTARY PUBLIC

My commission expires:
My Commission Expires NOV. 25, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 88,123.21.

AFFIANT

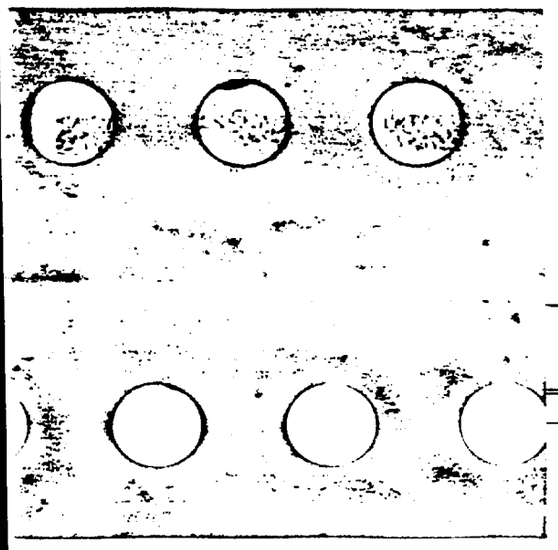
Subscribed and sworn to before me this 28th day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 9301 PAGE 103

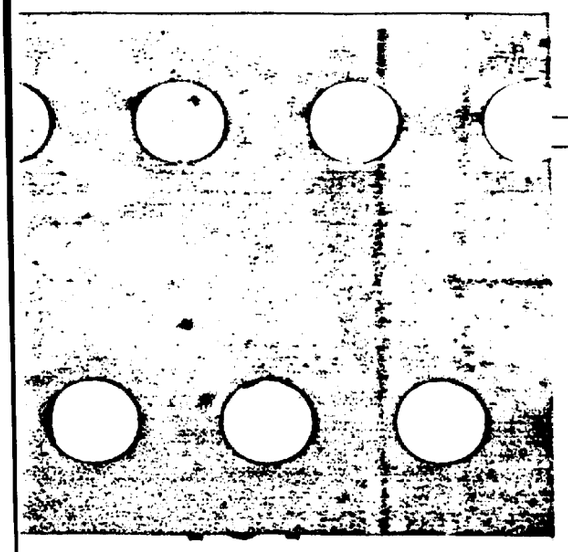
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 88123.21
CON TX 326.05
PRFEE 1.00
WDEED 8.00
TOTAL 335.05
CHECK 335.05

04/05/94 01 10:49 0001 9696

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



35086
IDENTIF. & REFERENCE

94 APR -5 AM 10:48

REGISTER
DAVIDSON CO. TN.

**No.** 774950