BOOK 9557 PAGE 12

**WARRANTY DEED**

{ STATE OF TENNESSEE )
{ COUNTY OF Davidson )
{ The actual consideration
{ or value, whichever is
{ greater, for this transfer
{ is
{ $70,765.09
{
{ Affiant
{ Subscribed and sworn to
{ before me, this the 23rd
{ day of May, 1994.
{ Notary Public
{ My commission expires May 27, 1994

{ This Instrument Was Prepared By
{ ROBERT T. JOHNSON, Attorney
{ 518 South Gallatin Pike
{ Madison, Tennessee 37115

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP & Parcel |
|---|---|---|
| John C. Sanders | Lomas Mortgage USA | Map 50-10 |
| 3247 Masonwood Drive | 1525 Viceroy Drive | Parcel 23 |
| Nashville, TN 37207 | Dallas, Texas 75235 | 12DZ-33410 |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Larry LaBron Scott and wife, Brenda Gail Scott, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto:
John C. Sanders, 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:

**LAND** in Davidson County, Tennessee, Being Lot No. 771 on the Plan of Parkwood Estates, Section 4, of record in Book 3300 Pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 771 fronts 85.23 feet on the northerly margin of Masonwood Drive and runs back between lines 118.9 feet on the easterly line and 166.2 feet on the westerly line to a dead line in the rear on which it measures 79.8 feet.

Being the same property conveyed to Larry LaBron Scott and wife, Brenda Gail Scott, by warranty deed from Jerry E. Mick and wife, Carole Anne Mick as of record in Book 7098 page 197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement. restrictions and building setback lines of record.

This is improved property known as 3247 Masonwood Drive, Nashville, TN 37207.

54165
IDENTIFICATION CLEARENCE

94 MAY 25 PM 3:21
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0496 05/25 0101 03CHECK 270.96

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title and interest belonging to the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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.

It is agreed and understood between the parties that this conveyance is subject to the assumption by the Grantee of an indebtedness secured by a Deed of Trust recorded with the register of Deeds of Davidson County Tennessee in Deed Book 7098 page 200 in the original principal sum of $57,500.00 and as assigned by City Federal Savings Bank to the Lomas Nettleton Company, a Conneticut Corporation of record in Deed Book 7579 page 865 with the Register of Deeds Office of Davidson County, Tennessee. Such assumption is as set forth in the assumption agreement of even date of this Warranty Deed and simultaneously recorded herewith.

**WITNESS** our hands this the 23 day of May, 1994.

Larry LeBron Scott — Brenda Gail Scott

Larry LeBron Scott — Brenda Gail Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

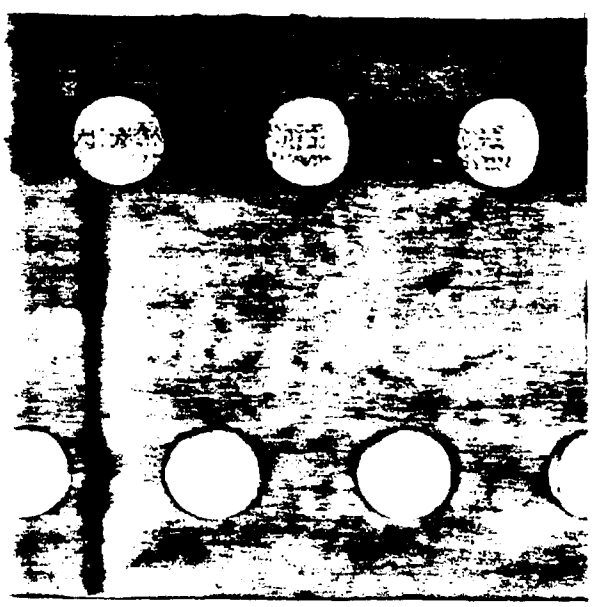
Personally appeared before me, Larry LeBron Scott and wife, Brenda Gail Scott with whom I am personally acquainted, and who acknowledged that they executed the within instrument for those purposes therein contained.

Witness my hand, at office, this 23rd day of May, 1994.

Notary Public

Commission Expires: January 27, 1996

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

**RECEIVED OF** _____

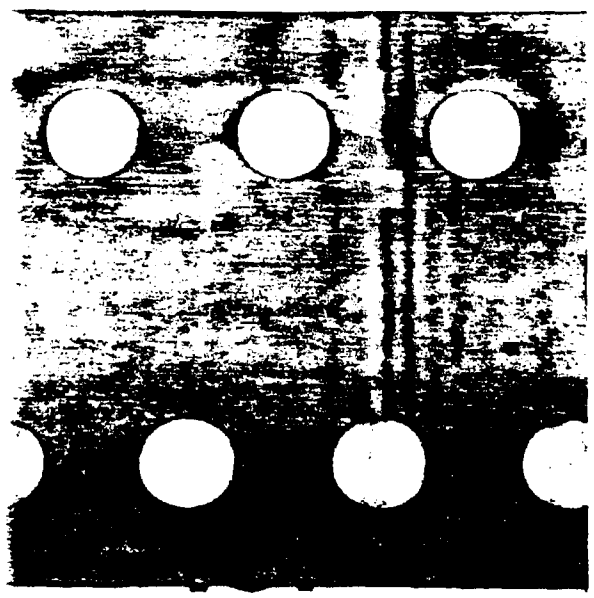
**FOR** _____

BOOK 9357 PAGE 14

| | | |
|---|---|---|
| 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 70765.09 | |
| | | | CON TX 261.96 | |
| | | | PRFEE 1.00 | |
| | | | MDEED 8.00 | |
| | | | TOTAL 270.96 | |
| | | | CHECK 270.96 | |
| 05/25/94 | 01 | | 15:21 0001 0496 | |

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



54165
IDENTIF. ~~X~~ REFERENCE

94 MAY 25 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 795482