27-B

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Aubry Wade | American Home Funding | MAP and PARCEL |
| 3632 Andersonville, ~~6300 Shakertown Court~~ | Attn: Tax Dept. | |
| ~~Antioch, TN 37013~~ Nashville TN 37217 | 2812 Emerywood Pkwy. | 150-03-59 |
| | Richmond, VA 23294 | |

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

# WARRANTY DEED

BOOK 9367 PAGE 7

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Bess Clopton, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Aubry Wade, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**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. 36 on the Plan of The Country Subdivision, of record in Plat Book 5050, Page 40, Register's Office, for said County, to which reference is made for a more complete description.**

**BEING the same property conveyed to Bess Clopton, unmarried, by deed from Margaret H. Ritz and husband Stephen F. Ritz, of record in Book 8296, Page 185, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 3300 Shakertown Court, Antioch, TN 37013.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5050, Page 50, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5111, Page 606, said Register's office; 4) Deed of Trust executed by Margaret H. Ritz and husband, Stephen F. Ritz to Gary B. Fisher, Trustee of record in Book 6963, Page 71, dated August 27, 1986, and secured to Mortgage Corporation of the South in the principal amount of $60,204.00.**

**It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.**

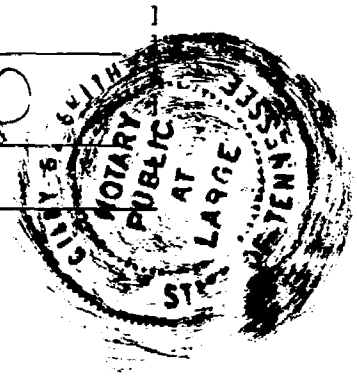
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $82,217.46

X Aubry Wade
Affiant

Subscribed and sworn before me this 2nd day of June, 1994.

Notary Public

My Commission Expires: 7/23/94



**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **2nd** day of **June, 1994**.

BOOK 9367 PAGE 8

X Bess Clopton
**Bess Clopton**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Bess Clopton, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **2nd** day of **June, 1994**.

**Notary Public**
**My Commission Expires:**

File No. 9405-202

57083

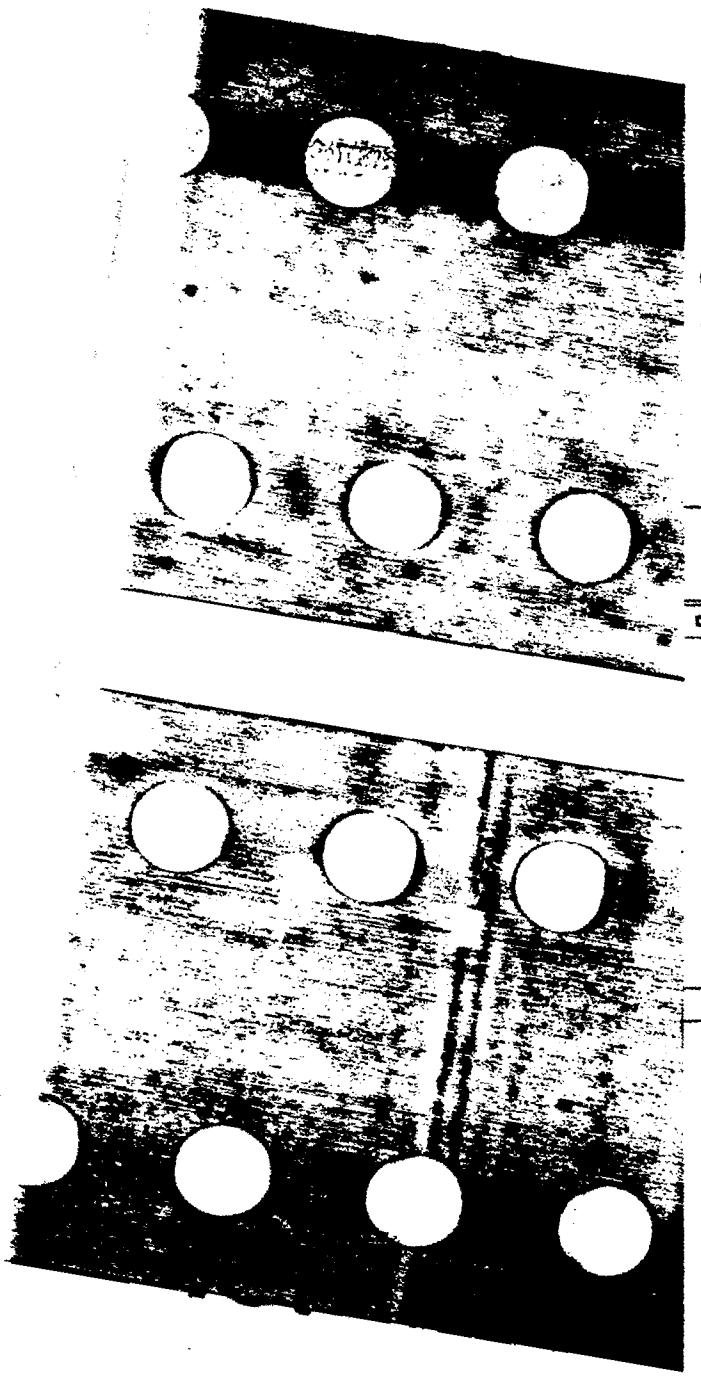
IDENTIF. & REFERENCE

94 JUN -3 AM 9:55

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1600 06/03 0101 03CHECK 313.20



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

RECEIVED OF _____

FOR _____

BOOK 9367 PAGE 9

| | | |
|---|---|---|
| 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 82217.46
CON TX 304.20
PRFEE 1.00
WDEED 8.00
TOTAL 313.20
CHECK 313.20
06/03/94 01 09:56 0001 1600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57083
IDENTIF. & REFERENCE

94 JUN -3 AM 9:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 79857