| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| [ James E. Wilkerson, Jr. | Mortgage Access | MAP and PARCEL |
| [ Sheranda P. Wilkerson | Attn: Tax Dept. | |
| [ 4028 Lake Parkway | 2001 Palm Beach Lakes Blvd | 97-4-6 |
| [ Hermitage, TN 37076 | West Palm Beach, Fl 33409 | |

[ 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) ]

7627 06/20 0101 03CHECK 471-13

# WARRANTY DEED

**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, **Ben C. Purnell and Evelyn C. Purnell, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James E. Wilkerson, Jr. and Sheranda P. Wilkerson, husband and wife** (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:

**Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Section One Lake Park, of record in Book 4175, Pages 134 and 135, Register's Office for said County.**

**Said Lot No. 30 fronts 125.00 feet on the northerly margin of Lake Parkway and extends back 169.08 feet on the easterly line and 169.22 feet on the westerly line to a dead line in the rear, measuring 125.00 feet thereon.**

**Being the same property conveyed to Ben C. Purnell and wife, Evelyn C. Purnell, by deed from Robert J. Elliott and wife, Ruth L. Elliott, of record in Book 6734, Page 209, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 4028 Lake Parkway, Hermitage, TN 37076.**

**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 4175, Pages 134 and 135, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4429, Page 577, and amended in Book 4516, Page 751, said Register's office.**

[ **STATE OF TENNESSEE** ]
[ **COUNTY OF Davidson** ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $124,900.00 ]
[ James E. Wilkerson Jr. ]
[ Affiant ]
[ Subscribed and sworn before me this 15th day of June, 1994 ]
[ Cindy S. Smith ]
[ My Commission Expires: 7/23/94 Notary Public ]

**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 **15th** day of **June, 1994**.

Ben C. Purnell
**Ben C. Purnell**

Evelyn C Purnell
**Evelyn C. Purnell**

**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 **Ben C. Purnell and Evelyn C. Purnell, husband and wife** , 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.

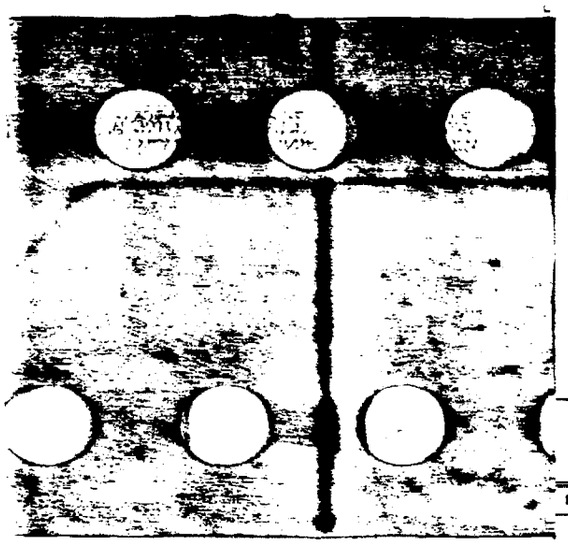
Witness my hand and official seal at **Nashville,**, Tennessee, this **15th** day of **June, 1994**.

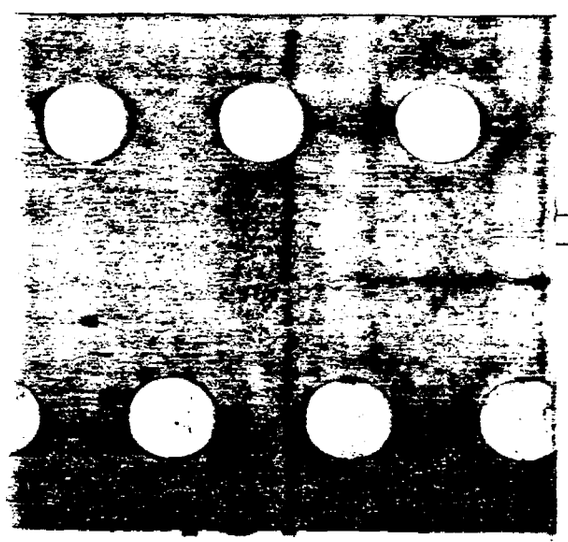
**Notary Public**
**My Commission Expires:** 7/28/96

File No. 9406-209

62461
IDENTIF. ↑ REFERENCE

94 JUN 20 AM 9:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9382 PAGE 402

| | | |
|---|---|---|
| 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 | 124900.00 |
| | | | CON TX | 462.13 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 471.13 |
| | | | CHECK | 471.13 |

06/20/94 01 09:54 0001 7627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62461
IDENTIF. ↑ REFERENCE

94 JUN 20 AM 9:5
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 804355