65604 Box 50B

This Instrument Prepared By: IDENTIF. & REFERENCE
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box 50-B**

94 JUN 28 PM 1:53

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

**ADDRESS NEW OWNER:**
Floyd F. Shown II and Bonnie W. Shown
120 Dowdy Court
Antioch, Tennessee 37013

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

**MAP AND PARCEL:**

| | |
|---|---|
| MAP | 148 |
| GROUP | 12 |
| PARCEL | 170 |

BOOK 9390 PAGE 735

## WARRANTY DEED

**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, Joseph J. Wetzel and wife, Renate Angelica Wetzel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Floyd F.Shown, II and wife, Bonnie W. Shown, 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:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Hazelwood Subdivision, Section Eleven, of record in Book 4300, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Joseph J. Wetzel and wife, Renate Angelica Wetzel by deed from Sidney Houston Shown and wife, Elisabeth Shown, as of record in Book 6430, page 363, Register's Office for Davidson County, Tennessee.

This is improved property known as 120 Dowdy Court, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 4300, page 22, in said Register's Office.
3. Restrictive Covenants contained in an instrument of record in Book 3957, page 552, as made applicable in Book 4381, page 133, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Floyd F. Shown, II and wife, Bonnie W. Shown, their heirs and assigns, forever; and we, Joseph J. Wetzel and wife, Renate Angelica Wetzel, 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 24th day of June, 1994.

Joseph J. Wetzel

Renate Angelica Wetzel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph J. Wetzel and wife, Renate Angelica Wetzel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 07/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

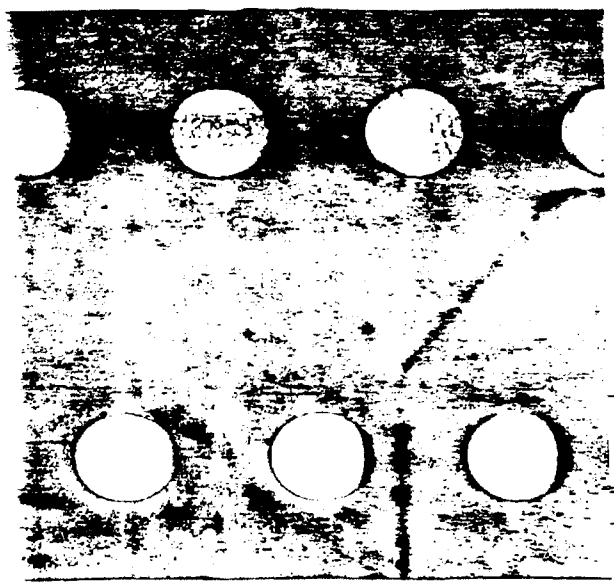
AFFIANT

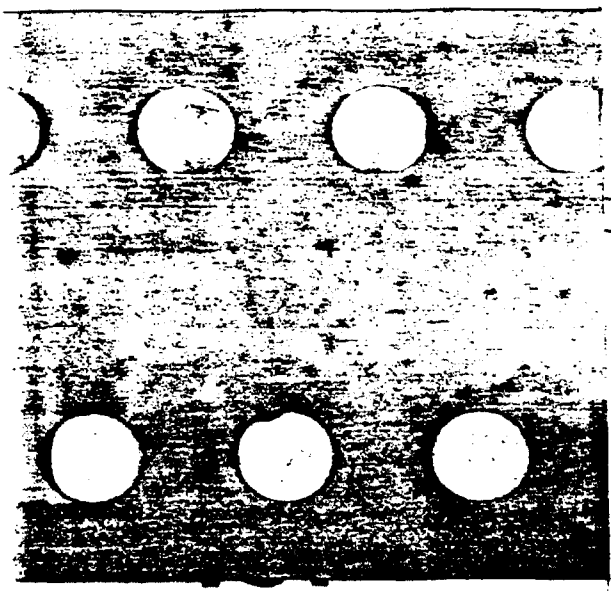
Subscribed and sworn to before me this 24th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 07/21/96

1072 06/28 0101 03CHECK 212.50





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

RECEIVED OF _____

FOR _____

BOOK 9390 PAGE 737

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CHMT | 55000.00 |
| | | | CON TX | 203.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 212.50 |
| | | | CHECK | 212.50 |

06/28/94 01 13:54 0001 1072

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

65604
IDENTIF. ↑ REFERENCE

94 JUN 28 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 807748