BOOK 9411 PAGE 335

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Davin J. Ranta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 94

Notary Public

MY COMMISSION EXPIRES: 9-24-94
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Davin J. Ranta (NAME) | AMERISOURCE MORTGAGE CORPORATION (NAME) | MAP 14 |
| 7444 Bidwell Road (ADDRESS) | 1101 Kermit Drive, Suite 203 (ADDRESS) | PARCEL 167 |
| Joelton, Tennessee 37080 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Pamela Brogdon Warren and Ned L. Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Davin J. Ranta and wife, Laura A. Roster Ranta

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. 10 on the Plan of Sugar Ridge, Section "A", of record in Book 5200, Page 599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jimmie D. Warren and wife, Pamela B. Warren by deed from Gary Wesley Blair and wife, Janet Catherine Blair of record in Book 8369, Page 517, Register's Office for said County.

Said Pamela B. Warren (a/k/a Pamela Brogdon Warren) having divorced Jimmie D. Warren (a/k/a Jimmie Dale Warren) by Final Decree of Divorce of record in the Second Circuit Court for Davidson County, Tennessee, and said Jimmie D. Warren having since died intestate on February 19, 1993, leaving Ned L. Warren as Administrator of his estate.

This Conveyance is subject to Restrictive Covenants of record in Book 6131, Page 411, and Book 6298, Page 124, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved ( X ) property, known as 7444 Bidwell Road, Joelton, Tennessee 37080
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of July, 19 94

Pamela Brogdon Warren

Ned L. Warren

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Brogdon Warren and Ned L. Warren as Administrators of the Estate of Jimmie Dale Warren

the bargainor s, with whom I am personally acquainted or 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 July, 19 94.

Commission expires 9-24-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

72491

RECEIVED FOR REFERENCE

94 JUL 19 AM 11:12

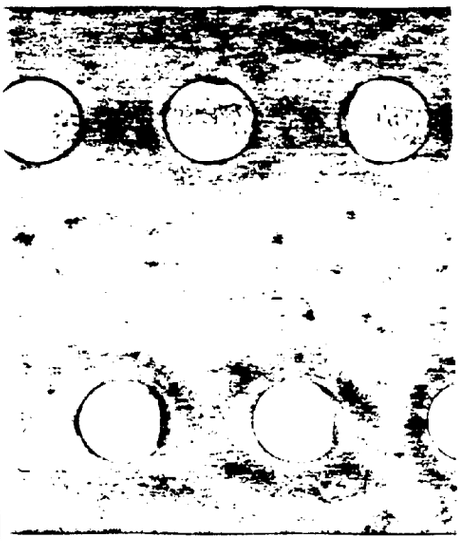
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3471 07/19 0101 03CHECK

404.90

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



RECEIVED OF _____

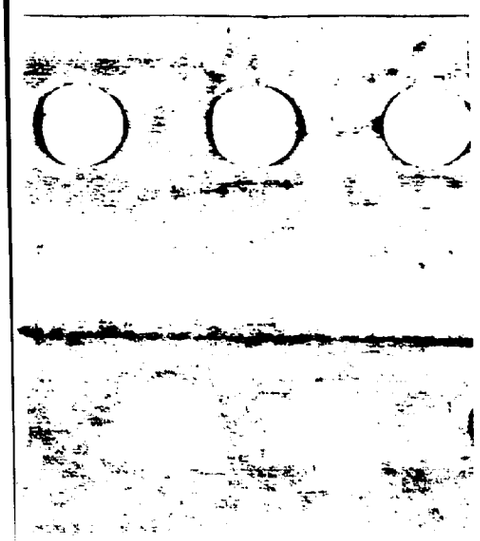
FOR _____

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| | | |
|---|---|---|
| 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 | |
| | | | | 107000.00 |
| | | | CON TX | 395.90 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 404.90 |
| | | | CHECK | 404.90 |
| 07/19/94 | 01 | 11:11 | 0001 | 8471 |

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



72491
IDENTIF. & REFERENCE
94 JUL 19 AM 11:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 815059