| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ Tina L. Bryant ] | Third National Bank in Nashville ] | MAP and PARCEL ] |
| [ 721 Rachel's Trail ] | Attn: Tax Dept. ] | 75-7-207 ] |
| [ Hermitage, TN 37076 ] | 201 4th Avenue North, 7th Fl. ] | ] |
| | Nashville, TN 37230-5110 ] | |

[ 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

**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, **Darcy L. DePriest, unmarried, and Kammy J. Maxfeldt, unmarried, by and through my lawful attorney-in-fact, Darcy L. DePriest,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Tina L. Bryant, 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:

**Being Lot No. 32-A of the Zone Lot Division of Lots 23 thru 27, 29 thru 43, 45, 46, and 48 Rachel's Square, Section 2, as of record in Plat Book 6250, Page 540, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Darcy L. DePriest and Kammy J. Maxfeldt, both unmarried, by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8632, Page 947, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 721 Rachel's Trail, 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 6250, Page 540, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6455, Page 135, said Register's office; 4) Declaration of Covenants, Conditions and Restrictions of record in Book 6619, Page 777, said Register's office; 6) Amendment to Declaration of Covenants, Conditions as amended in Book 8030, Page 757, said Register's office.**

94 AUG -1 AM 10:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

76504
IDENTIF. & REFERENCE

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $49,000.00 ]
[ ]
[ Tina L. Bryant ]
[ Affiant ]
[ Subscribed and sworn before me this 28th day of July, 1994. ]
[ ]
[ My Commission Expires: 5/23/98 ]
[ 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 **28th** day of **July, 1994**.

Darcy L. DePriest

Kammy J. Maxfeldt

BY: Darcy L. DePriest Attorney in fact.
**Darcy L. DePriest**
**Attorney-in-Fact**

**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 **Darcy L. DePriest, 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 **28th** day of **July, 1994**.

**Notary Public**
**My Commission Expires:** 5/23/98

**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 **DARCY L. DEPRIEST,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **KAMMY J. MAXFELDT**, and is authorized by **KAMMY J. MAXFELDT** to execute this instrument on his/her behalf by virtue of a Limited Power of Attorney appearing of record in Book 8632, Page 950, said Register's Office.

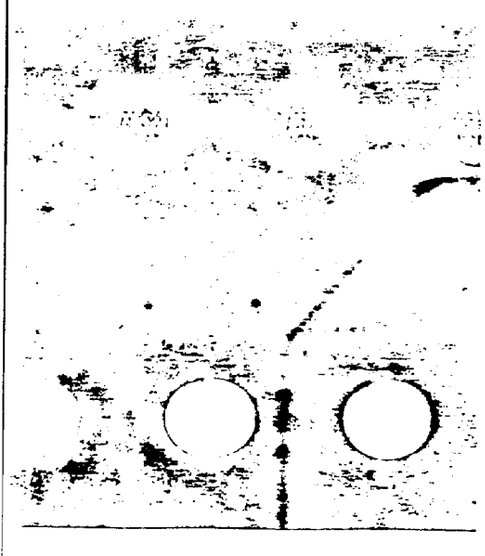
Witness my hand and official seal at **Nashville,**, Tennessee, this **28th** day of **July, 1994**.

**Notary Public**
**My Commission Expires:** 5/23/98

File No. 9407-265

2777 08/01 0101 03CHECK 190.30

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



RECEIVED OF _____

FOR _____

BOOK 9422 PAGE 678

| | | |
|---|---|---|
| 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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

08/01/94 01 10:00 0001 2777

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



76504
IDENTIF. ↑ REFERENCE

94 AUG -1 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 819318