Mail

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 9477 PG 698

ADDRESS NEW OWNER:
Todd M. Philson and Ava P. Philson
504 Tuscarora Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza Blvd., Bldg. 8
Charlotte, NC 28217

MAP AND PARCEL:
MAP 162-3
PARCEL 309

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, Charles B. Jordan and wife, Madeline L. Jordan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd M. Philson and wife, Ava P. Philson, tenants by the entirety , 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:

Lot 145, Haywood Hills, Section Three as recorded in Book 4460, Page 165, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles B. Jordan and wife, Madeline L. Jordan, by deed from Martin Construction Company, a Tennessee Corporation of record in Book 4865, Page 521, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Restrictive Covenants of record in Book 4691, Page 670, said Register's Office.

This conveyance is subject to 30 foot minimum building setback line from Tuscarora Drive; 10 foot easement for public utility and drainage purposes along the line of said lot and 2.5 x 2.5 foot utility anchor easement located on both front corners of said lot, of record in Book 4460, Page 165, said Register's Office.

This is improved property known as 504 Tuscarora Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Todd M. Philson and wife, Ava P. Philson, their heirs and assigns, forever; and we, Charles B. Jordan and wife, Madeline L. Jordan 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 13th day of September, 1994.

Charles B. Jordan

Madeline L. Jordan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 9477 PG 699

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles B. Jordan and wife, Madeline L. Jordan 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 Franklin, Tennessee, this the 13th day of September, 1994.

NOTARY PUBLIC

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

My Commission Expires MAY 23, 1997

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of September, 1994.

NOTARY PUBLIC
My Commission Expires:

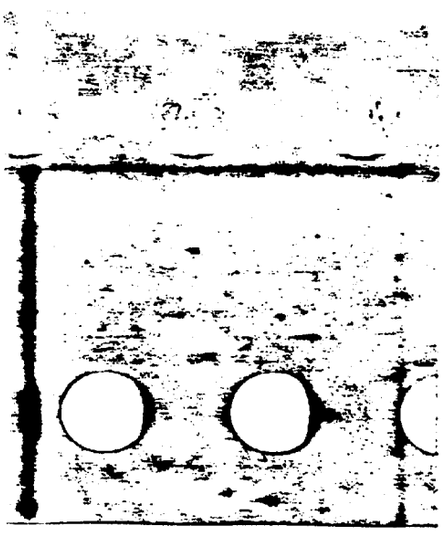
ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

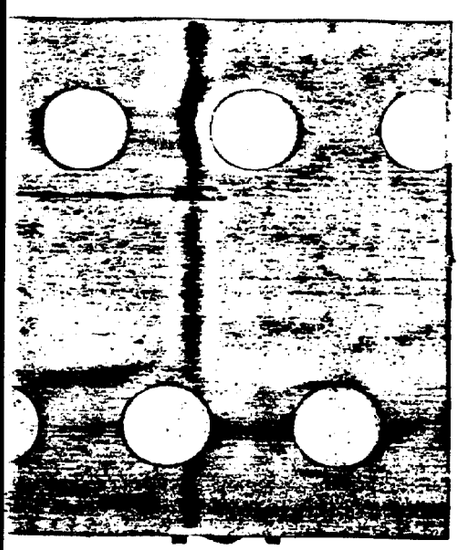
My Commission Expires MAY 23, 1998

94925
IDENTIF. ↑ REFERENCE

94 SEP 29 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2764 09/29 0101 03CHECK 264.30





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

RECEIVED OF _____

FOR _____

BOOK 9477 PG 700

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 69000.00
				CON TX 255.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 264.30
				CHECK 264.30
			09/29/94 01	08:45 0001 2794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94925
IDENTIF. ↑ REFERENCE

94 SEP 29 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839053