60

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9479 PG 433

# WARRANTY DEED

ADDRESS NEW OWNER:
Freeda Mae St. John
112 Brian Cr.
Antioch, TN 37013

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Republic Bancorp Mortgage, Inc.
31155 Northwestern Hwy.
Farmington Hills, MI 48334

MAP AND PARCEL:
MAP 173-4
GROUP A
PARCEL 13.00 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert W. Wahby and wife, Catherine A. Wahby hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Freeda Mae St. John, a single woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 13 on the Plan of Subdivision for Phase 1, of Oak Highlands, of record in Plat Book 6900, page 432 thru 435, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert W. Wahby and wife, Catherine A. Wahby by deed from Gemcraft Homes (Tennessee), Inc. of record in Book 7578, page 212, Register's Office for Davidson County, Tennessee.

This is improved property known as 112 Brian Cr., Antioch, TN 37013.

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

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Freeda Mae St. John, her heirs and assigns, forever; and we, Robert W. Wahby and wife, Catherine A. Wahby do covenant with the said Grantee 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 Grantee, her 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 28th day of September, 1994.

Robert W Wahby
Robert W. Wahby

Catherine A Wahby
Catherine A. Wahby

95498
IDENTIF. ← REFERENCE

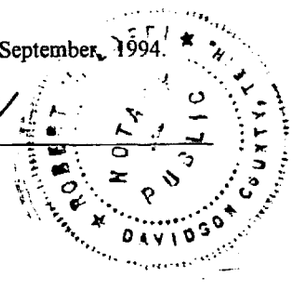
94 SEP 30 AM 9:51
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert W. Wahby and wife, Catherine A. Wahby 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 Brentwood, Tennessee, this the 28th day of September, 1994.

Robert M. Tuff
NOTARY PUBLIC




My Commission Expires: November 20, 1996

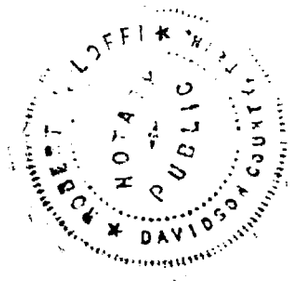
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $ 124,000.00.

Freeda Mae Lo St. John
AFFIANT

Subscribed and sworn to before me this 28th day of September, 1994.

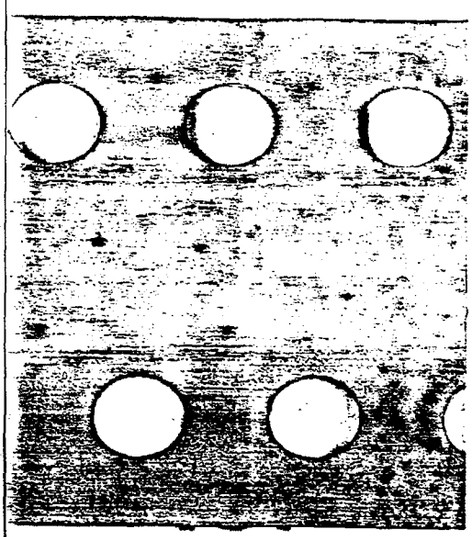
Robert M. Tuff
NOTARY PUBLIC




My Commission Expires: November 20, 1996

3397 09/30 0101 03CHECK 467.80





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

RECEIVED OF _____

FOR _____

BOOK 9479 PG 435

| | | |
|---|---|---|
| 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 124000.00 |
| | | | | CON TX 458.80 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 467.80 |
| | | | | CHECK 467.80 |
| 09/30/94 | 01 | | | 09:50 0001 3397 |

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

95498
IDENTIF. ↑ REFERENCE

94 SEP 30 AM 9:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 839653