9545

BOOK 9545 PG 620

File Box 52
Return to: Cohman Land Title

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00
Daphne S. Evans
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 19 94
KAREN L. AUSTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Notary Public
MY COMMISSION EXPIRES: ~~October 9, 1995~~ 11/7/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine L. Cornett	Fleet Mortgage Corp.	150-07
(NAME)	(NAME)	
3240 Country Lawn Drive	11200 W. Parkland Avenue	0216
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Milwaukee, WI 53224-3128	
(CITY) (STATE) (ZIP)	(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, Gregory A. Minter and wife, Victoria R. Minter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cristine L. Cornett

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. 193 on the Plan of The Country, Section 5, of record in Plat Book 5200, Pages 271 and 272, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gregory A. Minter by deed of record in Book 9292, Page 992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Victoria R. Minter joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Victoria R. Minter by Gregory A. Minter as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9545, Page 619, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fleet Mtg. Corp. of record in Book 9293, Page 1, said Register's Office with a present unpaid balance of approximately $92,742.34, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

unimproved ( )
This is improved (XX) property, known as 3240 Country Lawn Drive, Antioch, TN 37013
(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 hands this 8th day of December 1994

Gregory A. Minter

Victoria R. Minter
By: Gregory A. Minter attorney-in-fact
Gregory A. Minter, Attorney-in-fact

DCTN01WC

BOOK 9545PG621

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 Gregory A. Minter.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 8th day of December 1994.

Commission expires October 9, 1995

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this December 8, 1994 before me personally appeared Gregory A. Minter, the person who executed the foregoing instrument on behalf of Victoria R. Minter, and acknowledged that he executed the same as the free act and deed of the said Victoria R. Minter, through Power of Attorney granted Gregory A. Minter by the said Victoria R. Minter.

Notary Public

Commission expires:10-9-95

CTN01WC

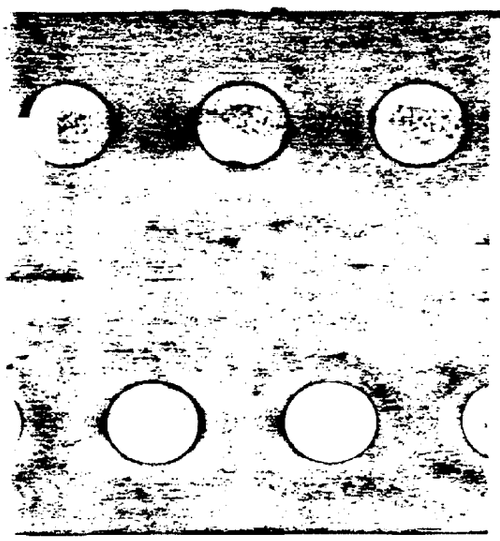
Continuation of Legal Description: BOOK 9545PG622

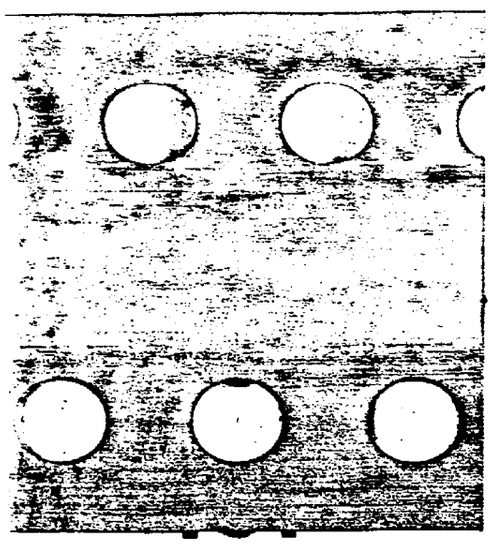
The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

17212
IDENTIF. ↑ REFERENCE

94 DEC 14 PM 1:59
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3082 12/14 0101 03CHECK 378.93





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

RECEIVED OF _____

FOR _____

BOOK 9545 PG 623

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 98900.00
				CON TX 365.93
				PRFEE 1.00
				WDEED 12.00
				TOTAL 378.93
				CHECK 378.93
			12/14/94 01	14:00 0001 3082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17212
IDENTIF. ↑ REFERENCE

94 DEC 14 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 863041