This Instrument Prepared By:

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

WARRANTY DEED

BOOK 9577PG108

ADDRESS NEW OWNER:
Dayton Dwayne Arnold
144 Brooke Castle Dr.
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

RE-RECORD

MORTGAGEE:
Colonial Mortgage Company
One Commerce Street
Montgomery. Alabama 36142-0001

BOOK 9625PG486

MAP AND PARCEL:
MAP 75-8
GROUP A
PARCEL 47

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, Paul E. Durham, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dayton Dwayne Arnold, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 144, Brooke Castle, a Planned Unit Development, as shown in Plat Book 6250, page 627 and Plat Book 6250, page 691, as amended in Book 6680, page 905, and Re-recorded in Book 6727, page 762, and pursuant to Master Deed recorded in Book 6519, page 747, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6519, page 747, said Register's Office.

Being the same property conveyed to Paul E. Durham by deed from Brenda Harding-Jones and husband Richard E. Jones of record in Book 9139, page 671, Register's Office for Davidson County, Tennessee.

This is improved property known as 144 Brooke Castle Dr., Hermitage, TN 37076.

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, and Deed of Trust of record in Book 6927, page 232, Register's Office, Davidson County, Tennessee, with an approximate balance of $42,638.10.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dayton Dwayne Arnold, unmarried, his heirs and assigns, forever; and Paul E. Durham, unmarried, does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

BOOK 9577 PG 109

Witness my hand this the 19th day of January, 1995.

Paul E. Durham

Paul E. Durham

RE-RECORD BOOK 9625 PG 487

2977 03/23 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul E. Durham, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of January, 1995.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,638.10.

AFFIANT

Subscribed and sworn to before me this 19th day of January, 1995.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 20, 1996

27524
IDENTIF. ↑ REFERENCE

95 JAN 24 AM 9:01

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

4522 01/24 0101 03CHECK 166.62

44410
IDENTIF. ↑ REFERENCE

RE-RECORD

95 MAR 23 AM 8:39

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