53434 BK38

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 APR 20 PM 3:24

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner:
Freddie D. Stromatt and wife, Lisa A. Stromatt
9470 Hwy. 96
Franklin, TN 37064

Send Tax Bills To:
New Owner

BOOK 9650 PG 784

Street Address of Subject Property: **Map-Parcel No:**
141-12-0-C-003

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **First Tennessee Bank National Association,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Freddie D. Stromatt and wife, Lisa A. Stromatt** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 3 on the plan of River Bend Estates of record in Book 6900, Pages 504 and 505 and as amended by Surveyor's Correction Deed of record in Book 7465, Page 833, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed of record in Book 8128, Page 584, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1995 State and County are a lien not yet due and payable.

2. Declaration of Covenants, Conditions, and Restrictions of record in Book 7112, Page 481, and as amended in Book 7308, Page 805 & 808, Book 7336, Page 15, and in Book 7549, Page 893, Register's Office for Davidson County, Tennessee.

3. The Plan of River Bend Estates of record in Book 6900, Pages 504 & 505, and as amended by Surveyor's Correction Deed of record in Book 7465, Page 833, Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements, and rights of way for public utilities applicable to the lot in question.

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 GRANTOR does covenant with the said GRANTEES that it 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 GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 19th day of April, 1995.

First Tennessee Bank National Association

BY: Lori L. McClure

Construction Lending Officer

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lori L. McClure, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged her self to be the Construction Lending Officer of First Tennessee Bank National Association, the within named bargainor, and that as such CLO, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of April, 1995.

NOTARY PUBLIC
My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Burge
My Commission Expires

STATE OF TENNESSEE]
COUNTY OF Williamson]

The actual consideration or value whichever is greater for this transfer is $14,200.00.

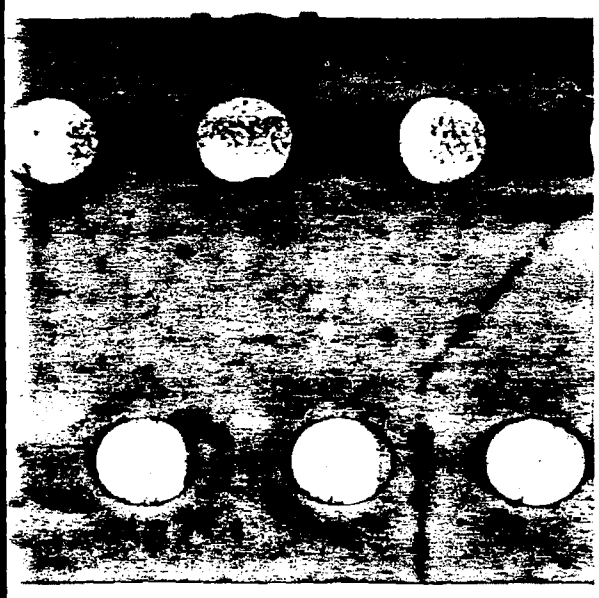
Affiant

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

NOTARY PUBLIC
My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Burge

1948 04/20 0101 03CHECK 61.54



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9650 PG 786

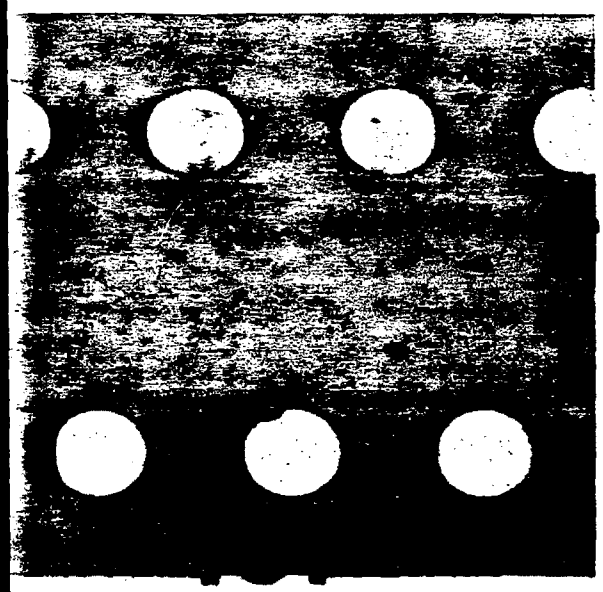
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 14200.00
CON TX 52.54
PRFEE 1.00
WDEED 8.00
TOTAL 61.54
CHECK 61.54

04/20/95 01 15:23 0001 2948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



53434
IDENTIF. & REFERENCE

95 APR 20 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 902411