BOOK 9686 PG 582

| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| [ John A. Gunnels | Source One Mortgage Services Corporation | MAP and PARCEL |
| [ Jane E. Prince | Attn: Tax Dept. | |
| [ 2922 Lyncrest Drive | 27555 Farmington Road | 96-14-118 |
| [ Nashville, Tennessee 37214 | Farmington Hills MI 48334 | |

[ This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[ , Nashville, TN 37214 (Davidson County - Box 27B)

6304 06/01 0101 03CHECK 279.10

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Residential Service, Inc., a Tennessee non-profit corporation** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John A. Gunnels, unmarried, and Jane E. Prince, unmaried, as joint tenants with right of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 774 on the plan of Cloverhill Section IX, of record in Book 2331, page 44, Register's Office for said County.**

**Said Lot No. 774 fronts 100 feet on the northeasterly margin of Lyncrest Drive and extends back 330.2 feet on the broken easterly line and 275.5 feet on the westerly line to a dead line in the rear, measuring 34 feet thereon.**

**BEING the same property conveyed to Residential Service, Inc., a non-profit corporation, by quitclaim deed from J. Dale Roussin of record in Book 8929, Page 877, Register's Office, Davidson County, Tennessee. See also deeds appearing of record in Book 6659, Page 264, and in Book 7260, Page 813, said Register's Office.**

**This is property with a common address of 2922 Lyncrest Drive, Nashville, Tennessee 37214.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Page 44, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2401, Page 227, said Register's office; 4) Easement of record in Book 6434, Page 774, said Register's Office.**

[ STATE OF TENNESSEE
[ COUNTY OF DAVIDSON
[ The actual consideration or value, whichever is greater for this
[ transfer is $73,000.00
[
[ Affiant
[ Subscribed and sworn before me this 26th day of May, 1995.
[
[ My Commission Expires: 5/23/98 Notary Public

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9686PG583

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **26th** day of **May, 1995**.

**RESIDENTIAL SERVICE, INC.**

BY: _____

**Jack E. Seaman**
**Chairman of the Board**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **Jack E. Seaman**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Chairman of the Board of **Residential Service, Inc.**, the within named bargainor, a corporation, and that he as such Chairman of the Board, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman of the Board.

Witness my hand and official seal at **Nashville,**, Tennessee, this **26th** day of **May, 1995**.

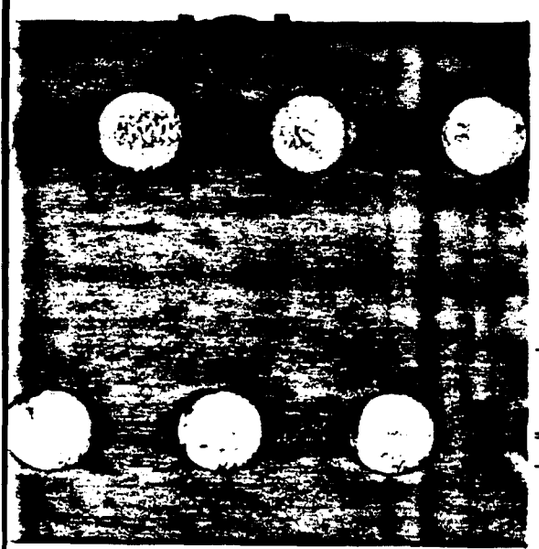
_____

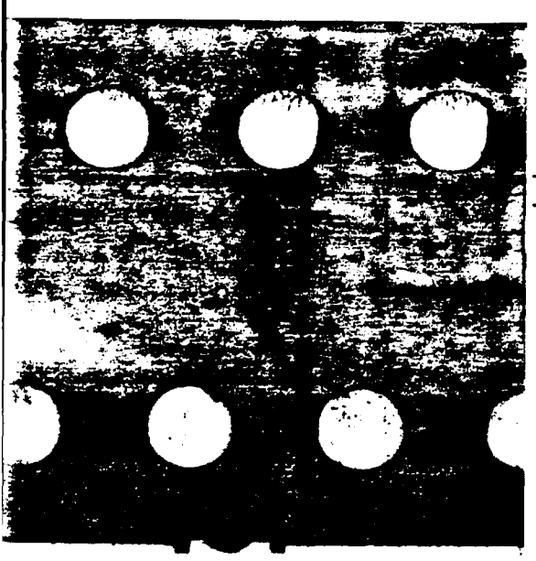
**Notary Public**
**My Commission Expires:** 5/23/98

File No. 9505-189

95 JUN -1 AM 8:40
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
00065567





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

RECEIVED OF _____

FOR _____

BOOK 9686 PG 584

| | | |
|---|---|---|
| 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 73000.00
CON TX 270.10
PRFEE 1.00
MDEED 8.00
TOTAL 279.10
CHECK 279.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
06/01/95 01 0041 0001 6304

0065567
IDENTIF. ← REFERENCE

95 JUN -1 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915616