This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box 50-B**

9720:745

**ADDRESS NEW OWNER:**
Theodis Mann Sr. and Brenda J. Mann
3925 Scotwood Drive
Nashville, Tennessee 37211

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
FLEET MORTGAGE CORP.
783 Old Hickory Boulevard, Ste 301
Brentwood, TN. 37027

**MAP AND PARCEL:**
MAP 133-12
GROUP
PARCEL 236

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stephen V. Forte and wife, Robin Forte, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Theodis Mann Sr. and wife, Brenda J. Mann, 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. 58 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen V. Forte and wife, Robin Forte by deed from Earl E. Forte and wife, Darleen T. Forte, as of record in Book 8052, page 951, Register's Office for Davidson County, Tennessee.

This is improved property known as 3925 Scotwood Drive, Nashville, TN 37211.

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

1. Metropolitan Government 1995 Property Taxes and subsequent years, a lien but not yet due and payable.
2. Subject to Restrictive Covenants of record in Book 3251, page 18, in Book 3255, page 156, and in Book 5086, page 766, said Register's Office.
3. Subject to sewer lines located across rear of said lot.
4. Subject to Plan of record in Book 5050, page 10, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Theodis Mann Sr. and wife, Brenda J. Mann, their heirs and assigns, forever; and we, Stephen V. Forte and wife, Robin Forte, 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 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 30th day of June, 1995.

Stephen V. Forte

Robin Forte

BOOK 9720 PG 746

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen V. Forte and wife, Robin Forte, 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 Nashville, Tennessee, this the 30th day of June, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: [illegible] 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 1995.

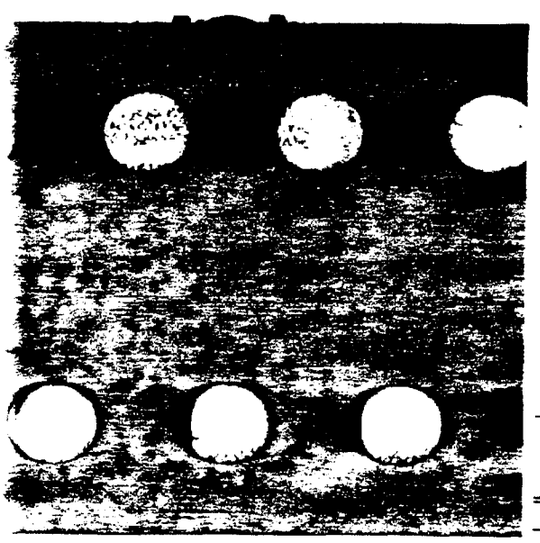
R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: [illegible] 24, 1995

95 JUL -3 PM 3:13
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0075873
IDENTIF. ↑ REFERENCE

7643 07/03 0101 03CHECK 290.20



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

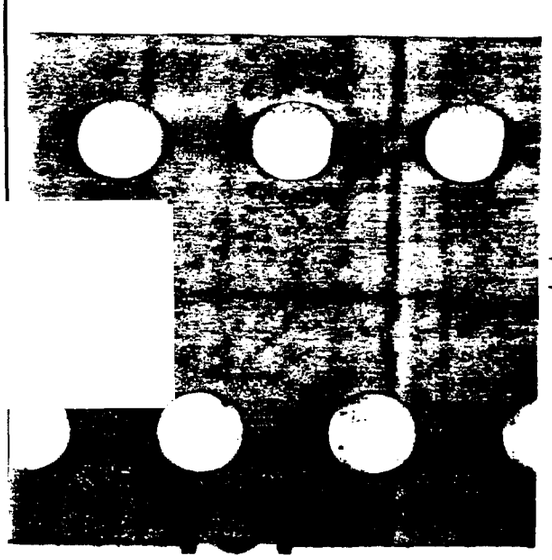
RECEIVED OF _____

FOR _____

BOOK 9720 PG 747

| | | |
|---|---|---|
| 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 | 76000.00 |
| CON TX | 281.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 290.20 |
| CHECK | 290.20 |

07/03/95 01 15:16 0001 7613

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

0075873
IDENTIF. ↑ REFERENCE

95 JUL -3 PM 3:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 926765