BOOK 9783PG660

THIS INSTRUMENT PREPARED BY:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125 FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
FIRST PERFORMANCE MORTGAGE CORPORATION
7700 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003

NAME OF MORTGAGEE:
FIRST PERFORMANCE MORTGAGE COMPANY
7700 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003

ADDRESS NEW OWNERS:
BRENDA SUSAN FREEMAN
201 MAYFAIR ROAD
NASHVILLE, TN 37205

MAP 103 GROUP 12 PARCEL 168

1079 08/05 0101 03CHECK 8.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of all of which is hereby acknowledged, CAROLINA GREGORY PHILLIPS, has this day bargained and sold and does hereby transfer and convey all of her right, title and interest unto BRENDA SUSAN FREEMAN, her heirs and assigns, in and to following described property:

Land in Davidson County, Tennessee, being Lots No. 14 and 15 of Block "D" on the map of Cherokee Park, Section No. 1 as of record in Book 547, pages 169 and 170, Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 75 feet on the westerly side of Mayfair Road and runs back 173.14 feet on the northerly line and 168.78 feet on the southerly line, with the northerly margin of Valley Road, to a dead line, on which it measures 72.14 feet.

Said Lot No. 15 fronts 75 feet on the westerly side of Mayfair Road and runs back 176.40 feet on the northerly line and 173.14 feet on the southerly line to a dead line on which it measures 75 feet.

Said property was conveyed to Mary E. Sharp Elkins by warranty deed of A.D. Creighton and wife, Emma Joe Creighton of record in Book 982, page 674 and Book 1011, page 391, and by warranty deed of Paul B. Thompson and wife, Emma Mai Thompson of record in Book 1077, page 290, said Register's Office. Mary E. Sharp Elkins died in 1960 and pursuant to her Last Will and Testament of record in Will Book 74, page 38, Probate Court, Davidson County, Tennessee, she devised said property to her husband, Overton C. Elkins. Overton C. Elkins died in 1977 and pursuant to his Last Will and Testament of record in Will Book 121, page 51, Probate Court, Davidson County, Tennessee, he devised said property to Glenn Corwin Womble. Glenn Corwin Womble died May 1995 and pursuant to her Last Will and Testament of record in Will Book 198, page 364, Probate Court, Davidson County, Tennessee, devised the remainder of said estate which includes said property to Helen Corwin Kidd, a 1/2 interest, and Evelina Gregory McGee and Carolina Gregory Phillips, a 1/4 interest each.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said BRENDA SUSAN FREEMEN, her heirs and assigns, forever.

AND GRANTOR COVENANTS with the said BRENDA SUSAN FREEMAN, that she is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1995 Metropolitan Davidson County Taxes constitute a lien against said property, but are not yet due and payable. Map 103-12, Parcel 168.

2. Restrictive covenants contained in instrument of record in Book 819, page 32, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Cherokee Park, Block "D", Section 1, of record in Plat Book 547, page 169 and 170, Register's Office of Davidson County, Tennessee.

4. Matters appearing on the Mortgage Loan Inspection by John Kohl & Company.

AND GRANTOR FURTHER COVENANT and binds herself, her heirs and assigns, to warrant and forever defend the title to said property, to the said BRENDA SUSAN FREEMAN, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand, on this the 28th day of August, 1995.

Carolina Gregory Phillips
CAROLINA GREGORY PHILLIPS

STATE OF Alabama
COUNTY OF Mobile

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared CAROLINA GREGORY PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mobile, AL, on this the 28th day of August, 1995.

(SEAL)

Angela A Smith
NOTARY PUBLIC

My Commission Expires:
7-18-98

PICK-UP

95 SEP -5 AM 10:34
FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
00096568

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $-0-. (TRANSFER TAX PAID ON WARRANTY DEED OF RECORD IN BOOK 9783, PAGE 656, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.)

Brenda Susan Freeman

Sworn to and subscribed before me, on this the 31 day of August 1995.

(SEAL)

Cynthia M. Beard
NOTARY PUBLIC

My Commission Expires:
Jan. 25, 1998

[redacted]