0106125

BOOK 9809 PG 529 IDENTIF. # REFERENCE Book

Name and Address of Owner:

Thomas Keith Owens
3105 Country Lawn Drive
Antioch, TN 37013

Prepared By:

Edward L. Lytle
Attorney at Law
Westfield Center, OH 44251

95 SEP 28 PM 12:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Send Tax Bills to:

Chemical Residential
Mortgage Corp.
343 Thornall Street
Edison, NJ 08837

Map and Parcel Nos.:

Map No. 150-07
Parcel No. 353

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, OHIO FARMERS INSURANCE COMPANY, an Ohio corporation, hereinafter called the Grantor, has this day bargained and sold, and by these presents does transfer and convey unto THOMAS KEITH OWENS, an unmarried person, hereinafter called the Grantee, his heirs and assigns, the following described premises located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of The County, Section 6A, of record in Book 5200, page 667, said Register's Office.

Said Lot No. 226 fronts 74.47 feet on the northeasterly margin of Country Lawn Drive and extends back 97.88 feet on the northerly line and 148.05 feet on the southerly line to a dead line in the rear, measuring 132.30 feet thereon.

Being the same property conveyed to the Grantor by Mary Lee Russell, by Warranty Deed of record in Warranty Book 9809 page 526, Register's Office, Davidson County, Tennessee.

This is improved property known as 3105 Country Lawn Drive, Antioch, Tennessee 37013.

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

Grantor does hereby covenant with the said Grantee that Grantor is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except for the lien of 1995 real property taxes, which taxes are to be prorated between the parties herein and which Grantee agrees to pay, and except as otherwise set out herein. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, its successors 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.

**In Witness Whereof,** said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 13th day of September, 1995.

Ohio Farmers Insurance Company

By: _____
R. Cary Blair, President

By: _____
Thomas H. Pickering, Secretary

**State of Ohio** )
) **SS**
**County of Medina** )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. Cary Blair, personally known to me to be the President of the Ohio Farmers Insurance Company, and Thomas H. Pickering, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of September, 1995

_____
Notary Public

My Commission expires: _____

EDWARD L. LYTLE, Attorney, at-Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 Ohio Revised Code

**State of Tennessee** )
) **SS**
**County of** CAMPBELL )

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

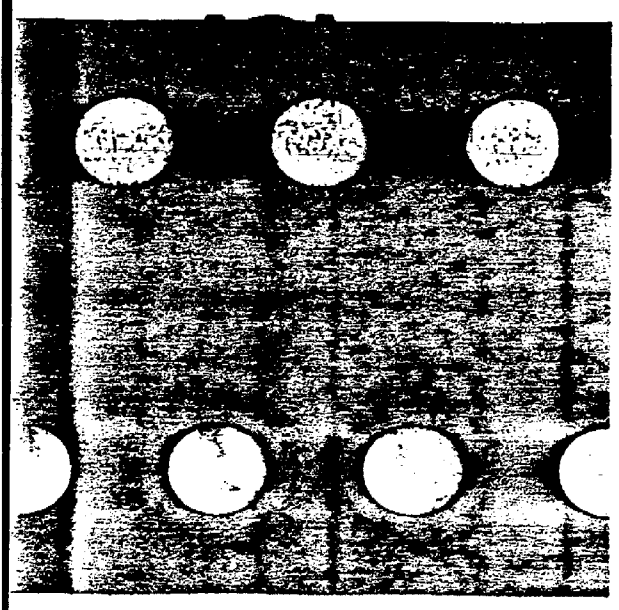
By: _____
Thomas Keith Owens

Sworn to and subscribed before me, this 25 day of September, 1995.

_____
Notary Public

My commission expires: 10/[illegible]

09/28 0101 03CHECK 360.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

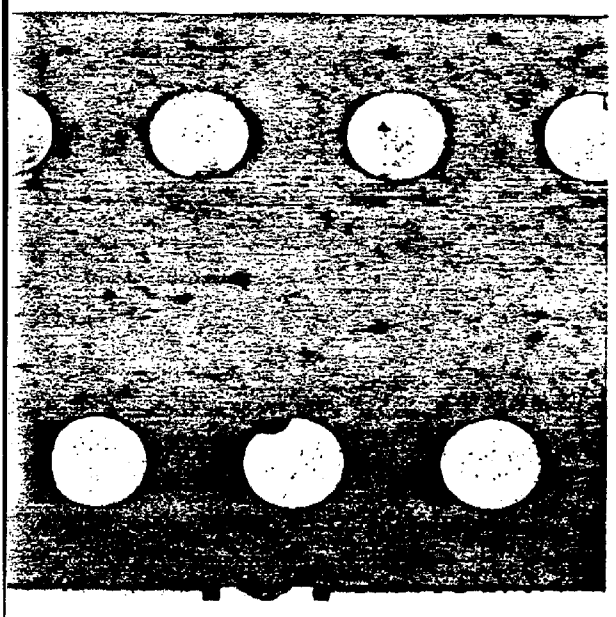
RECEIVED OF _____

FOR _____

BOOK 9809 PG 531

| | | |
|---|---|---|
| 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 | 95000.00 |
| CON TX | 351.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 360.50 |
| CHECK | 360.50 |

09/28/95 01 12:27 0001 0315

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

0106125
IDENTIF. ↑ REFERENCE

95 SEP 28 PM 12:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**959119