BOOK 9844 PG 348

# WARRANTY DEED

THIS INDENTURE, made and entered into this 27 day of October, 1995 by and between **CANTERBURY INDIANA HOLDINGS, INC.**, party of the first part, and **LULA LENOX, PAUL LENOX, PAULA LENOX and PAMELA LENOX**, party of the second part.

WITNESSETH: That for and in consideration of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **DAVIDSON**, State of Tennessee.

**Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded survey by C.J. Carney, dated December 15, 1962 of part of Lots 14, 15 and 16, Block "EE" on the revised Plan of Fairview Subdivision, of record in Book 1130, page 54, and as described in Book 3987, Page 284, all in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 5 fronts 97.3 feet on the easterly margin of Southview Avenue and runs back 102.1 feet on the northerly line of 98 feet on the southerly line to a dead line in the rear whereon it measures 91 feet.**

**Being the same property conveyed to Portfolio Acceptance Corporation, successor in interest to DCRS Holdings, Inc. by reason of merger by deed from John B. Philip, Substitute Trustee, of record in Book 9528, Page 946, Register's Office for Davidson County, Tennessee, and further conveyed to Canterbury Indiana Holdings, Inc. by Correction Deed from John B. Philip, Substitute Trustee of record in Book 9542, Page 463, Register's Office for Davidson County, Tennessee.**

**MAP 69-4-101, FIELD BOOK 13DA 51955** This property being sold "as is".

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, **unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose; 1995 Metro taxes, listed to Canterbury Indiana** and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the said party of the first part the day and year first above written.

**CANTERBURY INDIANA HOLDINGS, INC.**

3011 10/31 0101 03CHECK 266.15

**RONALD E. HOLMAN**
Vice President, Loan Administration

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**STATE OF TEXAS, COUNTY OF DALLAS**

Before me, a Notary Public in and for State and County, duly commissioned and qualified, personally appeared **RONALD E. HOLMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **VICE PRESIDENT OF LOAN ADMINISTRATION** of **CANTERBURY INDIANA HOLDINGS, INC.** the within-named bargainor, a corporation, and that he, as such **VICE PRESIDENT OF LOAN ADMINISTRATION**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **VICE PRESIDENT OF LOAN ADMINISTRATION**.

WITNESS my hand and Notarial Seal at office this 27th day of October, 1995.

PAULA S. MITCHELL
Notary Public
State of Texas
Commission Expires 6-23-99

Paula S Mitchell
NOTARY PUBLIC

My Commission Expires:

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

(FOR RECORDING DATA ONLY)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$69,500.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Lula Lenox
AFFIANT

Subscribed and sworn to before me this the 31 day of October, 1995.

Charlene E. Hugener
NOTARY PUBLIC

My commission expires: My Commission Expires NOV. 3, 1997

Property Address:
3900 Southview Drive
Nashville, TN 38128

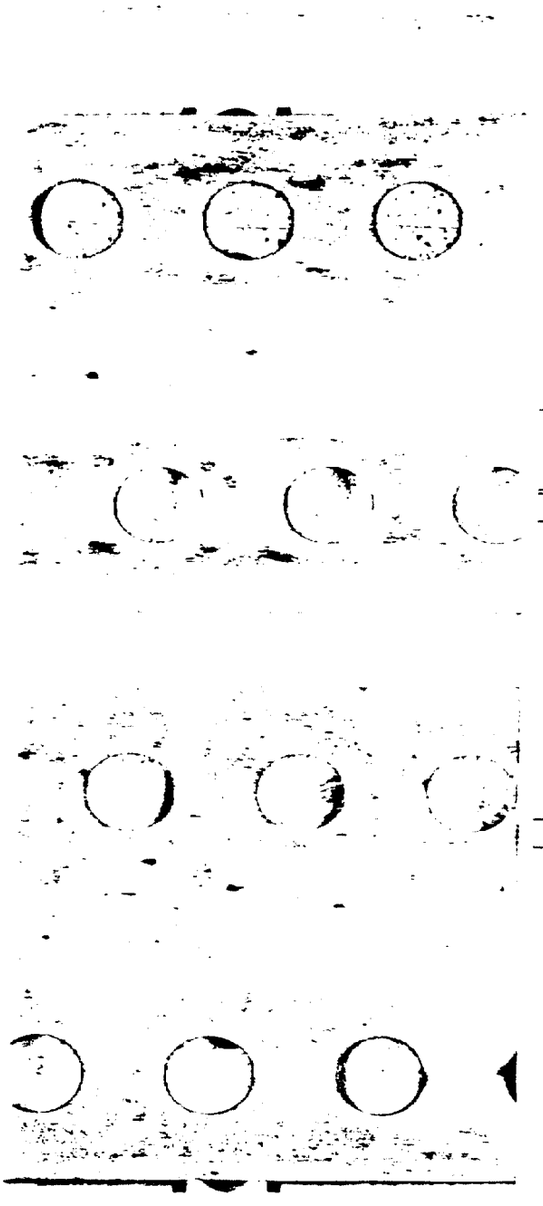
New owners & mail tax bills to:
National City Mortgage Co.
P.O. Box 1820
Dayton, Ohio 45401-1820

This instrument prepared by (and return to):
John B. Philip, Attorney
147 Jefferson, Suite 300
Memphis, TN 38103

| | |
|---|---|
| State Tax | $ 257.15 |
| Register's Fee | $ 1.00 |
| Recording Fee | $ 8.00 |
| TOTAL | $ 266.15 |

95 OCT 31 PM 3:29
FELIX Z. MILLSHEPS, JR. CLERK
DAVIDSON COUNTY, TN.

0118001



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

RECEIVED OF _____

FOR _____

BOOK 9844 PG 349

| | | |
|---|---|---|
| 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 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 8.00
TOTAL 266.15
CHECK 266.15

10/31/95 01 15:31 0001 3011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118001
IDENTIFICATION REFERENCE

95 OCT 31 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 971657