BOOK 9903 PG 643

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF December, 19 95

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wynelle R. Sanders (NAME) | First American National Bank (NAME) | MAP 116-12A |
| 3704 Estes Road (ADDRESS) | First American Center (ADDRESS) | PARCEL 8 |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37237 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jean H. Worden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wynelle R. Sanders

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 Unit No. 8 on the Plat of Estes Glen Residential Condominimum, Phase II, of record in Book 4885, page 152, Register's Office for Davidson County, Tennessee. Also included is an unencumbered undivided one-twelvth (1/12th) of all the general common elements as described in the Master Deed of record in Book 4923, page 411, Register's Office for Davidson County, Tennessee, as amended in Book 4927, page 793, said Register's Office; the carport adjacent to Unit No. 8 as shown on the Plan attached as Exhibit "A" to the Master Deed aforesaid; and any part of open space shown on the Plan aforesaid clearly delineated for independent use adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Jean H. Worden by deed from Walter R. Benneyworth and wife, Dorothy R. Benneyworth by instrument of record in Book 5054, page 975, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.
Plan of record in Book 4885, page 152, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.
Terms and provisions of Master Deed and Bylaws of record in Book 4923, page 411, amended in Book 4927, page 793, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 3704 Estes Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of December, 19 95

Jean H. Worden

Jean H. Worden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean H. Worden

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 27th day of December, 19 95.

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

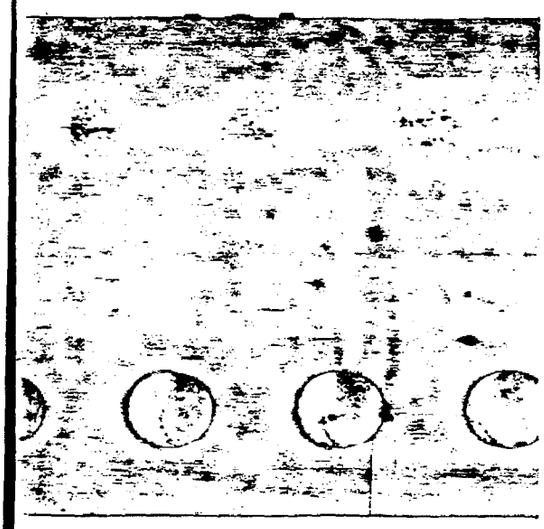
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

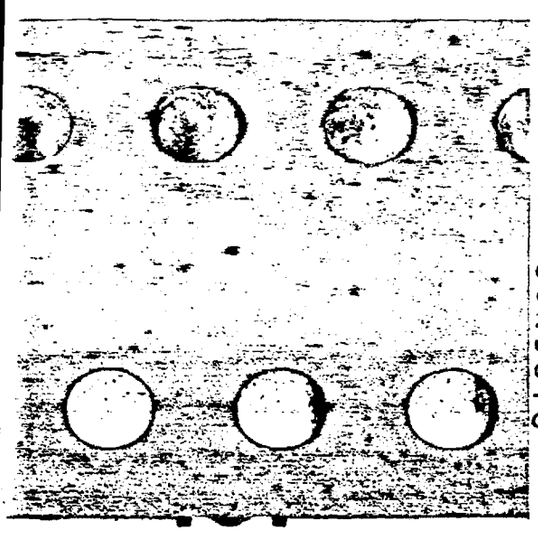
My commission expires _____

Notary Public



0136492
IDENTIF. # REFERENCE
95 DEC 29 PM 1:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
3102 12/29 0101 03CHECK 639.85





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

RECEIVED OF _____

FOR _____

BOOK 9903 PG 645

| | | |
|---|---|---|
| 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
170500.00
CON TX 630.85
PRFEE 1.00
WDEED 8.00
TOTAL 639.85
CHECK 639.85

12/29/95 01 13:45 0001 3102

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

0136492
IDENTIF. ↑ REFERENCE

95 DEC 29 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 991483