BOOK 9918 PG 81

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas L. Fanning | Century Mortgage Corp. | 151-1 |
| (NAME) | (NAME) | |
| 3717 Waterford Way | Two International Drive, #507 | A5 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville, TN 37217 | |
| (CITY) (STATE) (ZIP) | (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, Terry W. Davis and wife, Kelly D. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Fanning and wife, Martha R. Fanning

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. 5 on the Plan of Chatham Pointe of record in Plat Book 6900, Page 444-447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry W. Davis and wife, Kelly D. Davis by deed of record in Book 8449, Page 540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Terry W. Davis and wife, Kelly D. Davis by Terry D. Atkinson as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9918, Page 80, in the Register's Office for Davidson County, Tennessee.

96 JAN 16 AM 11:10
KELLY MCCANNON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0110920

unimproved ( )
This is improved (XX) property, known as 3717 Waterford Way, Antioch, TN 37013
(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 our hands this 15th day of January 1996

Terry W. Davis

By: Terry W. Davis by T

Terry D. Atkinson, Attorney-in-fact

Kelly D. Davis

By: Kelly D. Davis by T

Terry D. Atkinson, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry W. Davis and wife, Kelly D. Davis

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 15th day of January 19 96.

Commission expires October 9, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this January 15, 1996 before me personally appeared Terry D. Atkinson, the person who executed the foregoing instrument on behalf of Terry W. Davis and wife, Kelly D. Davis, and acknowledged that he executed the same as the free act and deed of the said Terry W. Davis and wife, Kelly D. Davis, through Power of Attorney granted him by the said Terry W. Davis and wife, Kelly D. Davis.

Lori Holloway
Notary Public

My Commission Expires: 10/9/99

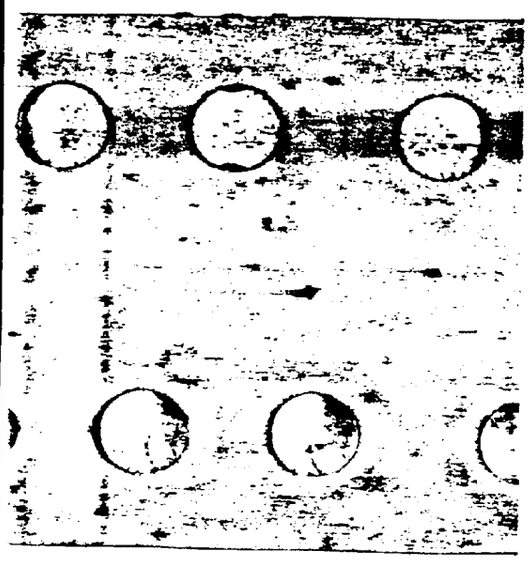
LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

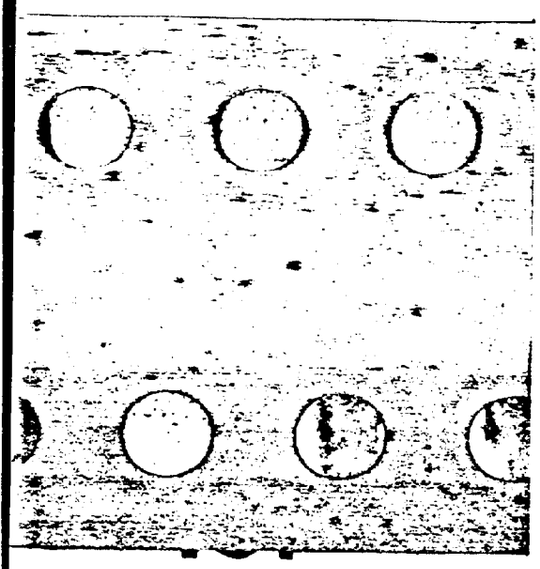
7368 01/25 2:01 03CHECK

452.63



DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 9918 PG 83

| | | |
|---|---|---|
| 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 | |
| | 119900.00 |
| DEN TX | 443.63 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 452.63 |
| CHECK | 452.63 |

01/16/96 01 11:13 0001 7848

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

0140920
IDENTIFICATION REFERENCE

96 JAN 16 AM 11:10
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 996158