# WARRANTY DEED

BOOK 9961 PG 131

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| E. W. WILKERSON (NAME) | LEADER FEDERAL BANK FOR SAVINGS (NAME) | MAP 75-11 |
| 4811 Lebanon Road (ADDRESS) | P. O. Box 1860 (ADDRESS) | PARCEL 203 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Memphis, TN 38101-1860 (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, BOBBY A. BASS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. W. WILKERSON

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. 2A of the Zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82 of the Meadows of Tulip Grove, Section 1, of record in Plat Book 6250, page 304, amending the Plan of record in Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to BOBBY A. BASS by Deed of record in Book 7700, page 786, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Grantee herein agrees to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7240, page 847, Register's Office for Davidson County, Tennessee; which Grantee agrees to pay and further agrees to hold Grantor harmless from same.

0154626 IDENTIF. ↑ REFERENCE

96 FEB 29 AM 10:04 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

2546 02/29 0101 03CHECK 194.00

unimproved ( )
This is improved (X) property, known as 674 MERCER DRIVE, HERMITAGE, TN 37076
(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 February 19 96

BOBBY A. BASS

E. W. WILKERSON

9961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9961 PG 132

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOBBY A. BASS AND E. W. WILKERSON

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 GOODLETTSVILLE, Tennessee, this 27th day of February 19 96

Commission expires 11/20/96

Notary Public

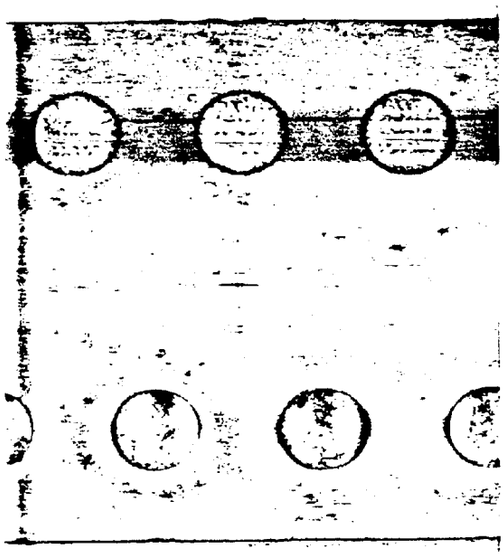
STATE OF TENNESSEE
COUNTY OF

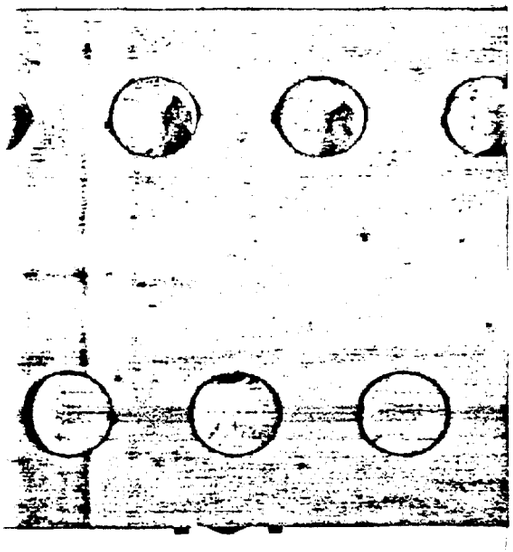
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9961 PG 133

| | | |
|---|---|---|
| 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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

02/29/96 01 10:06 0001 2546

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

0154626
IDENTIF. ↑ REFERENCE

96 FEB 29 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1010687