# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,875.11

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Walter A. Freeman (NAME) | GE Capital Mortgage Services Inc (NAME) | MAP 162-13 |
| 911 Ilawood Drive (ADDRESS) | 4680 Hallmark Parkway (ADDRESS) | PAR 151 |
| Nashville, Tennessee (CITY) (STATE) (ZIP) | San Bernardino, CA 92407 (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, John H. Dawson and wife, Sally J. Dawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter A. Freeman and wife, Leslie K. Freeman

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. 56-B of the Zone Lot Division of Lots 56, 57, and 69, of Dreamland Estates Southeast, Section 2, of record in Book 6250, page 802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John H. Dawson and wife, Sally J. Dawson, by deed from Ross E. Collins, Jr., and wife, Janet Darden Collins, of record in Book 7881, page 983, said Register's Office.

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

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6965, page 263, Register's Office for Davidson County, Tennessee, in the original principal amount of $69,753.00

unimproved ( )
This is improved ( X ) property, known as 911 Ilawood Drive, Nashville, Tennessee
(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 hand s this 27th day of March 19 96

John H. Dawson, by Bobby Hite, Attorney in Fact

Sally J. Dawson, by Bobby Hite, Attorney in Fact

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 John H. Dawson and wife, Sally J. Dawson

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 Nashville, Tennessee, this 27th day of March, 19 96.

Commission expires _____

_____
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 27th day of March, 1996, before me personally appeared Bobby Hite, to me known (or proved to me on the basis of satisfactory eveidence) to be the person who executed the foregoing instrument on behalf of John H. Dawson and Sally J. Dawson and acknowledged that he executed the same as the free act and deed of John H. Dawson and Sally J. Dawson. Witness my hand and seal this 27th day of March, 1996.

My Commission Expires:

My Commission Expires SEPT. 26, 1998

Kathey Fitcher
Notary Public

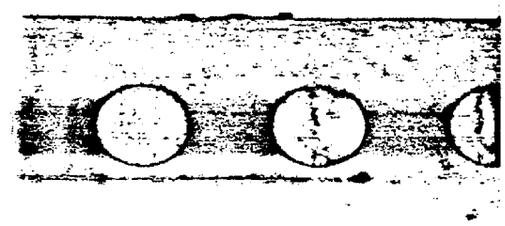
0164712
IDENTIF. ↑ REFERENCE

96 MAR 28 AM 9:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



3395 03/28 0101 03CHECK 278.73







**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9993 PG 441

| | | |
|---|---|---|
| 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 72875.11 |
| | | | | CON TX 269.73 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 278.73 |
| | | | | CHECK 278.73 |
| | | | 03/28/96 01 | 09:15 0001 3395 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164712 IDENTIF. ↑ REFERENCE

96 MAR 28 AM 9:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1021412