# WARRANTY DEED

BOOK 10022 PG 215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,000.00
Lana Jeanette Sartain
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF April 19 96
Notary Public
MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Lana Jeanette Sartain (NAME) | Great Western Mortgage Corp. (NAME) | MAP 156-2 |
| 829 Footpath Terrace (ADDRESS) | 5111 Maryland Way Suite 309 (ADDRESS) | PARCEL 194 |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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, Maxwell G. Horkins, III and wife, Tina J. Horkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lana Jeanette Sartain, unmarried

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. 755 on the Plan of Section Two, Harpeth Woods, of record in Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Maxwell G. Horkins, III and wife, Tina J. Horkins by deed from Jeffery D. Parsley and wife, Lee Anne T. Parsley of record in book 8263, page 738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1996 and subsequent years, and to restrictions and easements of record.

423.40

0173520
IDENTIF. & REFERENCE

96 APR 22 AM 9:55
DAVIDSON COUNTY TN

unimproved ( )
This is improved ( X ) property, known as 900 Harpeth Bend Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
a/k/a 829 Footpath Terrace Nashville, Tennessee 37221

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 15th day of April 19 96

Maxwell G. Horkins, III

Tina J. Horkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10022 PG 216

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxwell G. Horkins, III and wife, Tina J. Horkins

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 Brentwood, Tennessee, this 15th day of April, 19 96.

Commission expires July 12, 1999

Notary Public

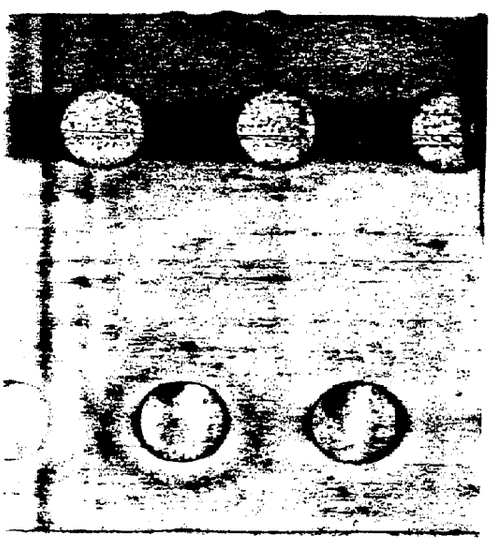
STATE OF TENNESSEE
COUNTY OF

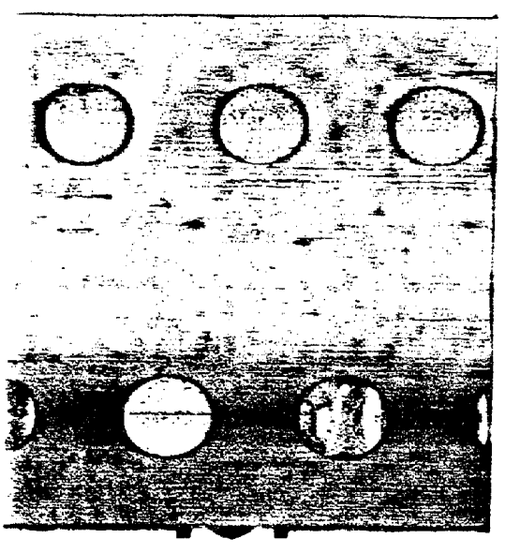
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

**RECEIVED OF** _____

**FOR** _____

BOOK 10022 PG 217

| | | |
|---|---|---|
| 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 |
| | | | | 112000.00 |
| | | | | CON TX 414.40 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 423.40 |
| | | | | CHECK 423.40 |
| | | | 04/22/96 | 01 09:57 0001 2813 |

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

0173520
IDENTIF. A REFERENCE

96 APR 22 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1030746