BOOK 10035 PG 736

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| KATHLEEN M. LIVINGSTON (NAME) | CTX Mortgage Company (NAME) | MAP 176-2 |
| 1920 TREEVIEW DRIVE (ADDRESS) | P.O. BOX 19000 (ADDRESS) | PARCEL 61 |
| ANTIOCH, TENNESSEE 37013 (CITY) (STATE) (ZIP) | DALLAS, TEXAS 75219 (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, ROBERT L. HUBER, JR. AND WIFE, DEBORAH L. HUBER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN M. LIVINGSTON, AN UNMARRIED WOMAN

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. 204 on the Plan of Peppertree Forest, Section 19 of record in Plat Book 7900, page 783, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert L. Huber, Jr. and Deborah L. Huber, married by deed from Elite Construction, Inc. of record in Book 9662, page 747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

unimproved ( )
This is improved ( X ) property, known as 1920 TREEVIEW DRIVE, ANTIOCH, TENNESSEE 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 hand s this 30th day of April 19 96

Robert L. Huber Jr.
ROBERT L. HUBER, JR.
DEBORAH L. HUBER
By: Deborah L. Huber by Robert L. Huber Jr. attorney in fact
ROBERT L. HUBER, JR., ATTORNEY-IN-FACT

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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 ROBERT L. HUBER, JR.

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 30th day of April, 19 96.

Commission expires June 10, 1998

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 April 30, 1996, before me personally appeared ROBERT L. HUBER, JR., to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of DEBORAH L. HUBER, and acknowledged that he executed the same as the free act and deed of said DEBORAH L. HUBER

Witness by hand and official seal at Nashville, Tennessee, this 30TH of APRIL, 1996.

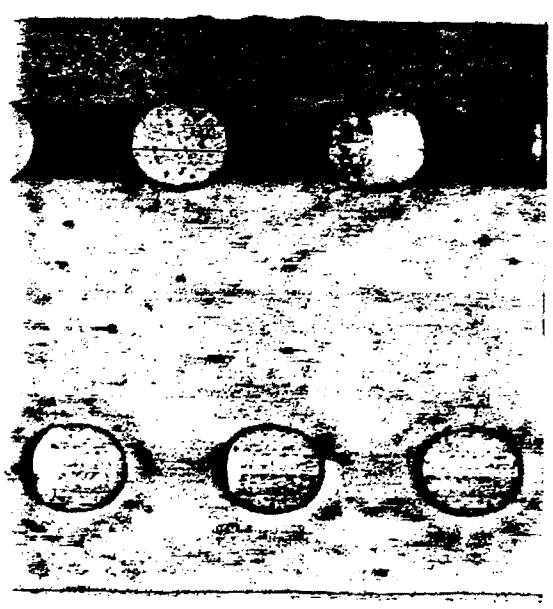
NOTARY PUBLIC DEBRA WICKE

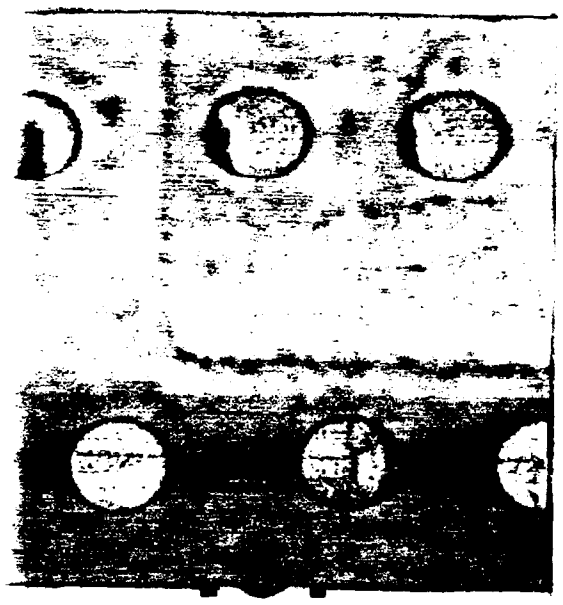
My Commission Expires 6/10/98

0177438
IDENTIF. + REFERENCE

96 MAY -2 AM 9:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5903 05/02 0101 03CHECK 386-40





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

**RECEIVED OF** _____

**FOR** _____

BOOK 10035 PG 738

| | | |
|---|---|---|
| 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
102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
TOTAL 386.40
CHECK 386.40

05/02/96 01 09:35 0001 6903

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

0177438
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1034937