BOOK 10038 PG 434

# WARRANTY DEED

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 96

Susan B. Nichols
Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: FT Mortgage Companies | MAP-PARCEL NUMBERS |
|---|---|---|
| **Robert D. Hercock** | d/b/a/ Sunbelt National Mortgage | 155-8C-106CO |
| (NAME) | (NAME) | |
| 6701 Autumnwood Dr. | PO BOX 146 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Memphis TN 38101 | |
| (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, Lee Chira and William C. Demetree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Hercock and wife Patricia A. Hercock

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. 106, on the Plan of Poplar Creek Estates, Phase II, of record in Plat Book 6900, pages 339 through 347, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee Chira, an unmarried man and William C. Demetree by Quitclaim deed from Lee Chira, Trustee for Nashville Properties Partnership of record in Book 8982, page 670, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

7700 05/03 0101 03CHECK 689.80

unimproved ( )
This is improved ( X ) property, known as 6701 Autumnwood Dr., Nashville, TN 37221
(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 this 26th day of April 19 96

Lee Chira by Linda J. Knudsen Attorn in Fact
Lee Chira

William C. Demetree Attorn in Fact by Linda J. Knudsen
William C. Demetree

BOOK 10038 PG 435

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared ~~before~~ me, the undersigned, a Notary Public ~~in and for~~ said County and State, the within named Lee Chira and William C. Demetree

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 25th day of April 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 WILLIAMSON

On this 25th day of April, 1996, before me, the undersgined, a Notary Public in and for said County and State, personally appeared Linda J. Knudsen, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Lee Chira and William C. Demetree, and acknowledged that she executed the same as the free act and deed of said Lee Chira and William C. Demetree, pursuant to Powers of Attorney of record in Book 8813, page 432 and Book 8813, page 433, Register's Office for Davidson County, Tennessee.

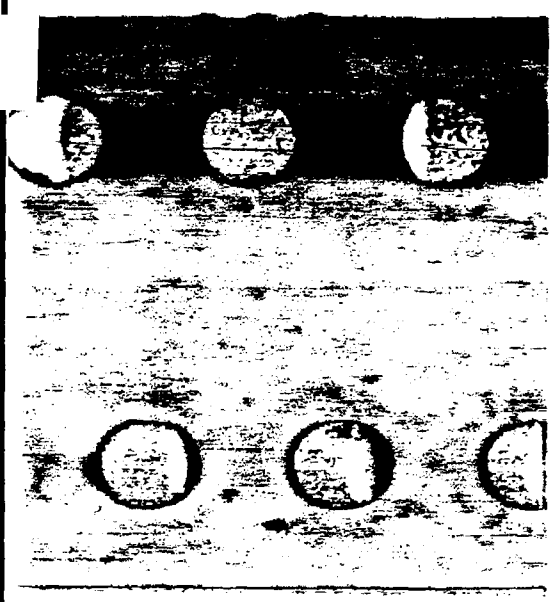
Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 1996.

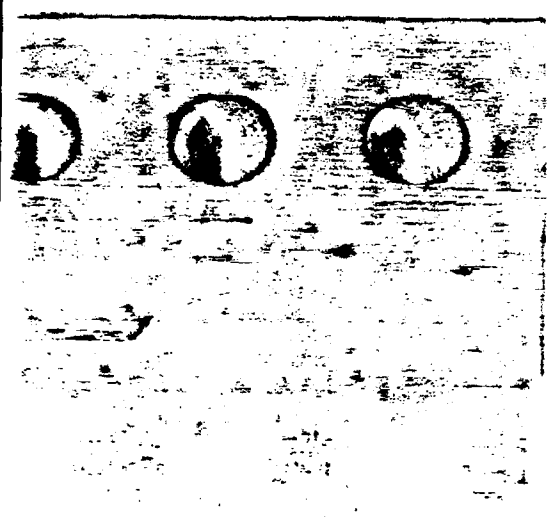
Brenda R Boman
Notary Public

My Commission Expires: 3/6/99

IDENTIF. ↑ REFERENCE 017819O

96 MAY -3 AM 10:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10038 PG 436

| | | |
|---|---|---|
| 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 | |
| | 184000.00 |
| CON TX | 680.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 689.80 |
| CHECK | 689.80 |

05/03/96 01 10:06 0001 7700

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

0178190
IDENTIF. # REFERENCE

96 MAY -3 AM 10:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1035729