This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Lynn M. Hallum
195 Sturbridge Drive
Franklin, TN. 37064

NAME OF MORTGAGEE:

None

ADDRESS NEW OWNERS:

LYNN M. HALLUM
195 Sturbridge Drive
Franklin, TN 37064

MAP 117-B, GROUP _____, PARCEL 30400

PG 10098 729

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TEN THOUSAND & NO/100 ($110,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, CARRIE L. BROOKS, unmarried has this day bargained and sold and does hereby transfer and convey unto LYNN M. HALLUM AND WIFE, HOPE V. HALLUM, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Unit No. 304 as shown on the Plan of The Claridge of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee, together with storage Room S-19 and Garage G-8 as shown on said plan, together with an undivided interest in the common elements of The Claridge Homeowner's Association, all as described in Book 5896, page 607, et seq. said Register's Office.

Being the same property conveyed to Carrie L. Brooks by warranty deed of A. harrison Johnson, Jr., Trustee of record in Book 6384, page 375, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said LYNN M. HALLUM AND WIFE, HOPE V. HALLUM, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said LYNN M. HALLUM AND WIFE, HOPE V. HALLUM, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 117-7B Parcel 304.00 CO
2. Matters appearing on the Plan of The Claridge of record in Plat Book 5800, page 63, Register's Office of Davidson County, Tennessee.
3. Terms and conditions of the Horizontal Property Act.
4. Master Deed and By-Laws of The Claridge Homeowner's Association of record in Book 5896, page 607, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said LYNN M. HALLUM AND WIFE, HOPE V. HALLUM, his/her/their/its heirs, successors or

assigns, against the lawful claims of all persons whomsoever.

Witness my signature on this the 25th day of June, 1996.

Carrie L Brooks
CARRIE L. BROOKS, unmarried

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared CARRIE L. BROOKS, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 25th day of June, 1996.

NOTARY PUBLIC (SEAL) AT LARGE

Cynthia M. Beard
CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

Sworn to and subscribed before me, on this the 25th day of June, 1996.

NOTARY PUBLIC (SEAL) AT LARGE

Cynthia M. Beard
CYNTHIA M. BEARD, Notary Public

My Commission Expires:

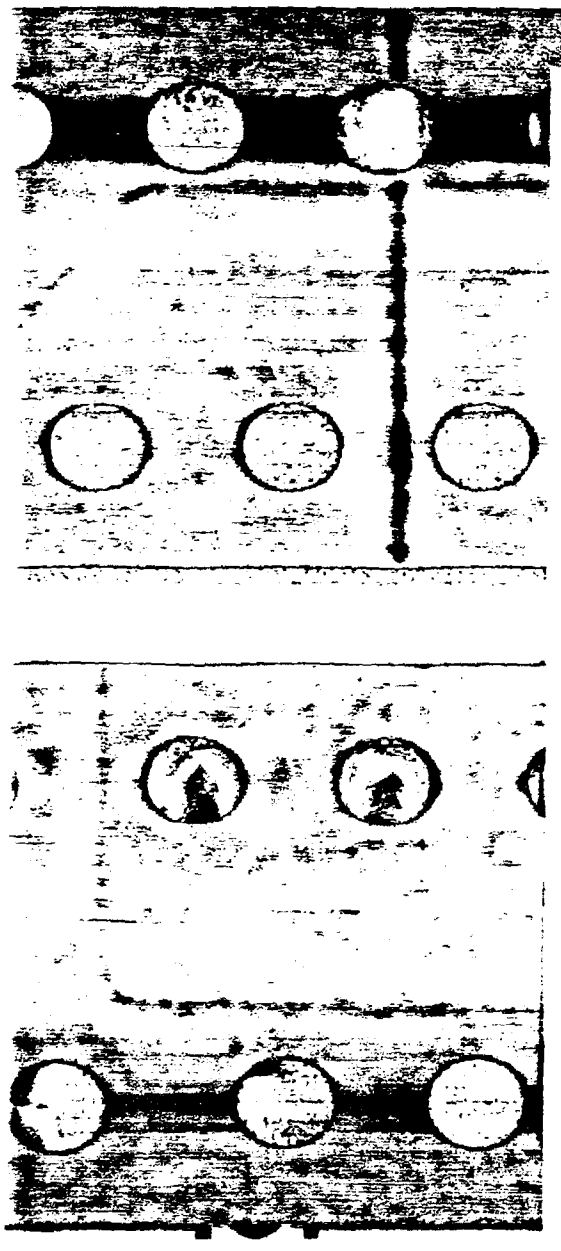
January 25, 1998

96 JUN 26 AM 9:25
REGISTER
DAVIDSON COUNTY, TN

PICK-UP

7688 96/26 0101 03CHEDK 416.00

0196597
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10098 PG 731

| | | |
|---|---|---|
| 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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

06/26/96 01 09:27 0001 7688

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

0196597
IDENTIFICATION REFERENCE

96 JUN 26 AM 9:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1055448