BOOK 10102 PG 483 Bx 1

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,900.00

Anthony W. Hitchcock
Affiant

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

Lori Holloway
Notary Public

MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony W. Hitchcock | CTX Mortgage Company | 136-6 |
| (NAME) | (NAME) | |
| 148 Islandia Drive | P.O. Box 19000 | 84 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Dallas, TX 75219 | 20X-00686 |
| (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, Daniel D. Morgan and wife, Linda O. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony W. Hitchcock and wife, Joanne Hitchcock

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. 317 on the Plan of Priest Lake Park Section 5 of record in Plat Book 4460, Pages 174, 175, 176, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel D. Morgan and wife, Linda O. Morgan by deed of record in Book 7187, Page 67, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Daniel D. Morgan and wife, Linda O. Morgan by William H. Beeson as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10102, Page 482, in the Register's Office for Davidson County, Tennessee.

D 197883
IDENTIFICATION REFERENCE
96 JUN 28 PM 1:37
REGISTER
DAVIDSON COUNTY, TN.

unimproved
This is improved ( ) property, known as 148 Islandia Drive, Nashville, TN 37217
(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 hands this 26th day of June 1996

Daniel D. Morgan
By: William H. Beeson
William H. Beeson, Attorney-in-fact

Linda O. Morgan
By: William H. Beeson
William H. Beeson, Attorney-in-fact

DCTN0:WC

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 Daniel D. Morgan and wife, Linda O. Morgan

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 Antioch, Tennessee, this 26th day of June, 19 96.

Commission expires October 9, 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

STATE OF Tennessee
COUNTY OF Davidson

On this 6/26/96 before me personally appeared William H. Beeson, the person who executed the foregoing instrument on behalf of Daniel D. Morgan and wife, Linda O. Morgan, and acknowledged that he executed the same as the free act and deed of the said Daniel D. Morgan and wife, Linda O. Morgan, through Power of Attorney granted him by the said Daniel D. Morgan and wife, Linda O. Morgan.

Commission Expires: _____

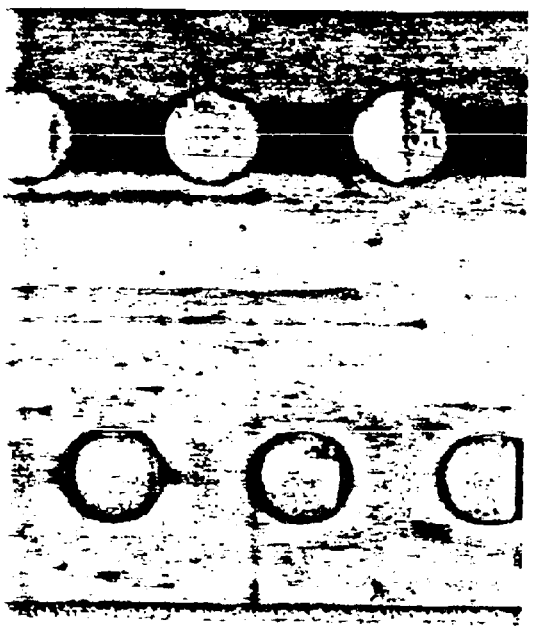
Notary Public: Lori Holloway

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

9035 06/28 0101 03CHECK 460.03



DCTN01WC



**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

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

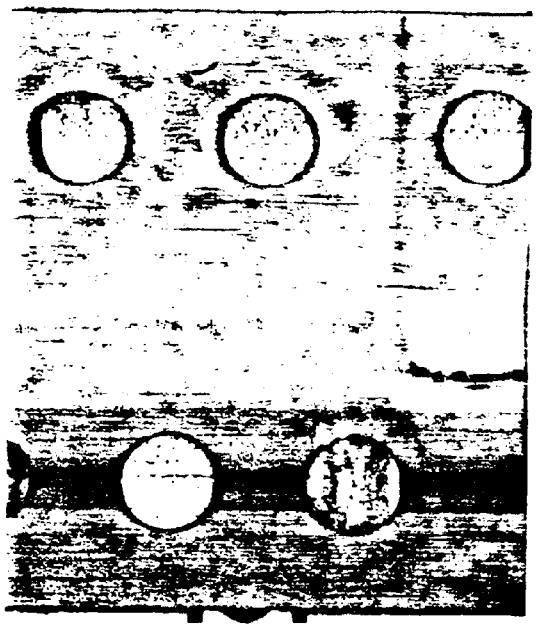
RECEIVED OF _____

FOR _____

BOOK 10102 PG 485

| | | |
|---|---|---|
| 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 | |
| | | | | 121900.00 |
| | | | CON TX | 451.03 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 460.03 |
| | | | CHECK | 460.03 |
| 06/28/96 | 01 | | 13:43 0001 | 9035 |



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

0197883
IDENTIF. & REFERENCE

96 JUN 28 PM 1:37

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1056783