10107 473

MAP: 176
GROUP: 5
PARCEL: 98

This Instrument Prepared
From Information Furnished
by the Parties by:
Imogene W. Bolin
P. O. Box 467
Smyrna, TN 37167

SEND TAX BILLS TO:

New owner

NAME AND ADDRESS OF NEW OWNERS:

Brenda Scott
5124 Hickory Grove Drive
Antioch, TN 37013-5603

0199336

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

**WARRANTY/ASSUMPTION DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged; and other good and valuable consideration; a part of which is the assumption of one certain trust deed dated March 22, 1989, and filed for record March 27, 1989, in the office of the Register of Deeds of Davidson County, Tennessee, in Trust Book 7801, page 158, and note of even date thereby secured, in the original principal amount of $85,500.00 payable to Commercial Federal Mortgage Corporation, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price;

We, the undersigned, **RONALD EMANUEL and wife, BETTY EMANUEL**, have bargained and sold and do hereby transfer and convey unto **BRENDA SCOTT, an unmarried person**, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

> BEING Lot No. 60 on the Plan of Final Plat, HICKORY WOODS, Section B, of record in Plat Book 6900 at page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed by Sharon L. Turcotte, unmarried, to Ronald Emanuel and wife, Betty Emanuel by deed of record in Book 8336, page 519, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title

thereunto belonging unto the said Grantee herein, her heirs and assigns, forever.

AND we do covenant with the said Grantee herein that she is lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as hereinabove set forth. The 1996 property taxes have been prorated and are assumed by the Grantee.

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 Grantee herein, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee.

The Grantors hereby transfer and assign to the Grantee all right, title and interest which they may have in and to the escrow account associated with the above referenced indebtedness.

WITNESS OUR HANDS, this the 29th day of June, 1996.

RONALD EMANUEL

BETTY EMANUEL

**STATE OF TENNESSEE )**
**ss.:**
**COUNTY OF RUTHERFORD )**

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named RONALD EMANUEL and wife, BETTY EMANUEL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY/ASSUMPTION DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 29th day of June, 1996.

Notary Public

My commission expires: 8-28-98

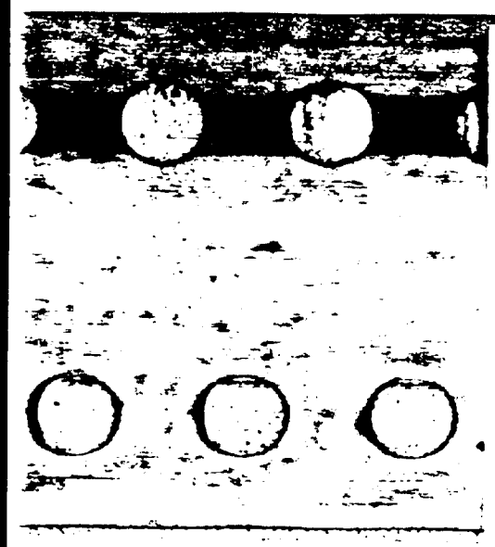
I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $95,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me this the 29th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 8-28-98



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

RECEIVED OF _____

FOR _____

BOOK 10107 PG 476

| | | | | | |
|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | DAMT 95200.00 |
| | | | | CO TX 352.24 |
| | | | | PRFEE 1.00 |
| | | | | MREEE 12.00 |
| | | | | TOTAL 365.24 |
| | | | | CHECK 365.24 |
| | | | 07/02/96 01 | 10:28 0001 0584 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199336
IDENTIFICATION REFERENCE

96 JUL -2 AM 10: 2

DAVID

No. 1058319