[redacted]

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10110 PG 435

**ADDRESS NEW OWNER:**
Ann Crosby
808 Cloverfield Court
Brentwood, Tennessee 37027

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
First Union Mortgage
P.O. Box 29544
Raleigh, NC 27626-0544

**MAP AND PARCEL:**
MAP 171-11
GROUP
PARCEL 4

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) 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 F. Atchison and wife, Brenda S. Atchison, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ann Crosby, a married person, hereinafter called the Grantee, 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. 30 on the Plan of Cloverland Estates, Section 2, of record in Book 5190, page 185, Register's Office for said county, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert F Atchison and wife, Brenda S. Atchison by deed from H & B Development Co., a partnership composed of Robert N. Hutcheson and M. Douglas Brown, as of record in Book 5360, page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as 808 Cloverfield Court, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. All matters shown on the Plan of record in Book 5190, page 185, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in Book 5355, page 19, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewer easement and/or storm drainage of record in Book 7883, page 315, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ann Crosby a married person, her heirs and assigns, forever; and we, Robert F. Atchison and wife, Brenda S. Atchison, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 28th day of June, 1996.

Robert F. Atchison by Brenda S. Atchison

Robert F. Atchison By: Brenda S. Atchison, Attorney-in-Fact

Brenda S. Atchison

[illegible] 936.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda S. Atchison, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed on behalf of Robert F. Atchison as his Attorney-in-Fact, for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of June, 1996.

**NOTARY PUBLIC**

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda S. Atchison, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 1996.

**NOTARY PUBLIC**

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 255,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 28th day of June, 1996.

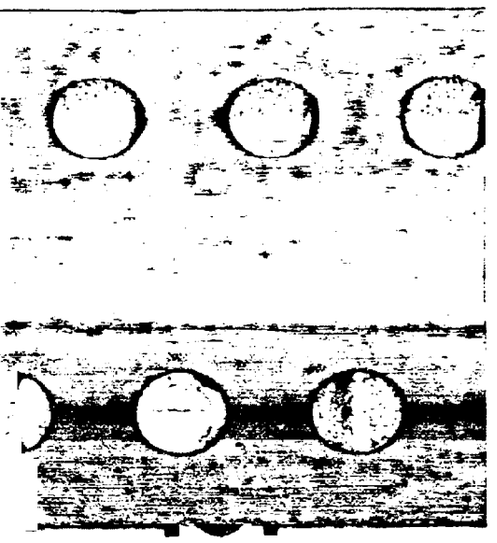
**NOTARY PUBLIC**
My Commission Expires: 11/20/96

BOOK 10113 437

96 JUL -3 AM 8:39

0200099





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10110 PG 438

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| AMT | 253000.00 |
| DON TX | 943.50 |
| PRFEE | 1.00 |
| MTGFEE | 12.00 |
| TOTAL | 956.50 |
| CHECK | 956.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3001 1125

02000099

IDENTIFICATION REFERENCE

95 JUL -3 PM 2:39

REGISTER

DAVIDSON

No. 1059144