Mail

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)** BOOK 10125 PG 923

The actual consideration or value, whichever is greater, for this transfer is $ 106,000.00

Gregory D. Benning
Affiant

Subscribed and sworn to before me, this 16th day of July 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| GREGORY D. BENNING<br>425 2nd Avenue, South<br>Nashville, Tennessee 37201 | FT Mortgage Companies<br>P.O. Box 146<br>Memphis, Tennessee 38101 | MAP 93-10 A<br>PARCEL 425 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIX THOUSAND AND NO/100---------- ($ 106,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, we , WILLIAM H. TEMPLE AND WIFE, CECELIA W. TEMPLE hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto GREGORY D. BENNING, unmarried hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 425 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, said Register's Office, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed and related to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied therein.

BEING the same property conveyed to William H. Temple and wife, Cecelia W. Temple by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 7631, page 732, Register's Office for Davidson County, Tennessee.

6975 07/19 0101 03CHECK 401.20

This is improved property known as 425 2nd Avenue, South, Nashville, Tennessee 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s , their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE s that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Howell Park Condominiums of record in Book 6250 , page 868 , Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of July, 19 96.

William H. Temple
WILLIAM H. TEMPLE

Cecelia W. Temple
CECELIA W. TEMPLE
by William H. Temple
atty in fact

**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 WILLIAM H. TEMPLE, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 1996.

My Commission Expires: November 22, 1997

Notary Public

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

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___ 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 this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM H. TEMPLE, 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 CECELIA W. TEMPLE and acknowledged that he executed the same as the free act and deed of the said CECELIA W. TEMPLE.

Witness my hand and seal this 16th day of July, 1996.

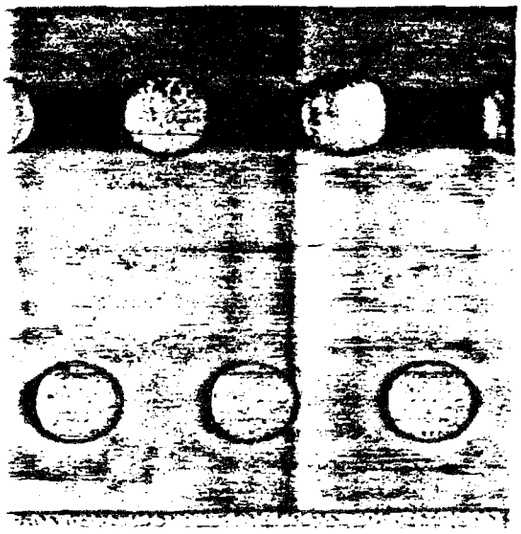
Mitchell A. Watts-Notary Public

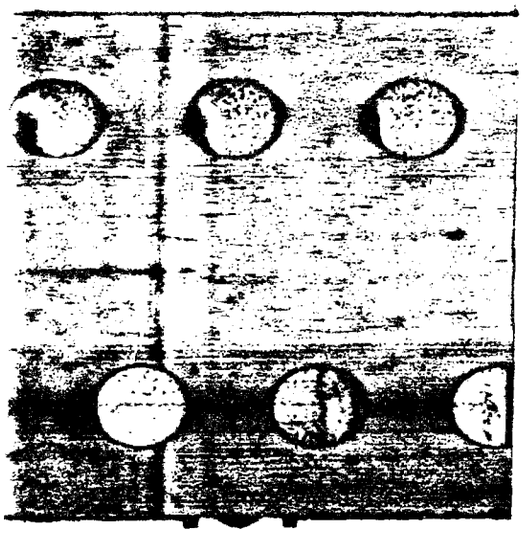
My commission expires: 11/22/97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

95 JUL 19 AM 8:30
FELIX A. ... III REGISTER
DAVIDSON COUNTY, TN.

02051180
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10125 PG 925

| | | |
|---|---|---|
| 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 | |
| | | | | 106000.00 |
| | | | CON TX | 392.20 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 401.20 |
| | | | CHECK | 401.20 |
| 07/19/96 | 01 | | 08:34 0001 | 6975 |

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

0205180
IDENTIF. # REFERENCE

96 JUL 19 AM 8:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1064622