# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 154,900.00

Marie Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF July 19 96

Daphne Haines
Notary Public

MY COMMISSION EXPIRES: 6/11/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Claude M. Richbourg (NAME) | Southeastern Mortgage of (NAME) | 142-15-26 |
| 600 Harpeth Bend Drive (ADDRESS) | 565 Marriott Drive, Suite 250 (ADDRESS) | |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37214 (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, Webb Buckley Hosse and wife, Janice E. Hosse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude M. Richbourg and wife, Renee T. Richbourg

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. 107 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, Pages 93 and 94, Register's Office for said County.

Being that same property conveyed to Webb Buckley Hosse by Trustee's Deed from Samuel K. Crocker, Trustee for Webb Buckley Hosse of record in Book 8770, Page 231, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

96 JUL 25 PM 2:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0207302
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved ( X ) property, known as 600 Harpeth Bend Drive, Nashville, Tennessee 37221
(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 hand s this 22nd day of July, 19 96

Webb Buckley Hosse

Janice E. Hosse

they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of July 19 96

Commission expires 3/6/99

Notary Public

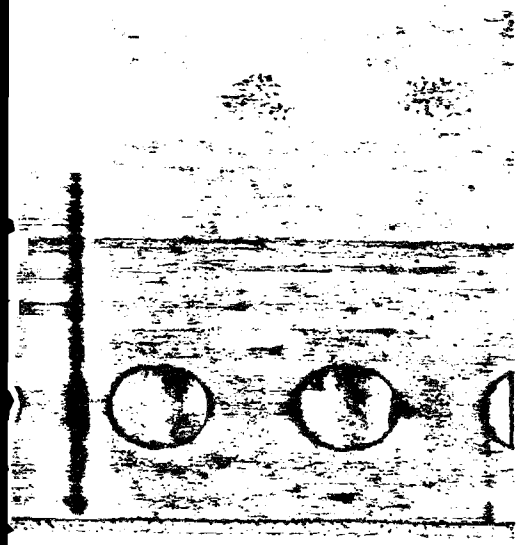
STATE OF TENNESSEE
COUNTY OF

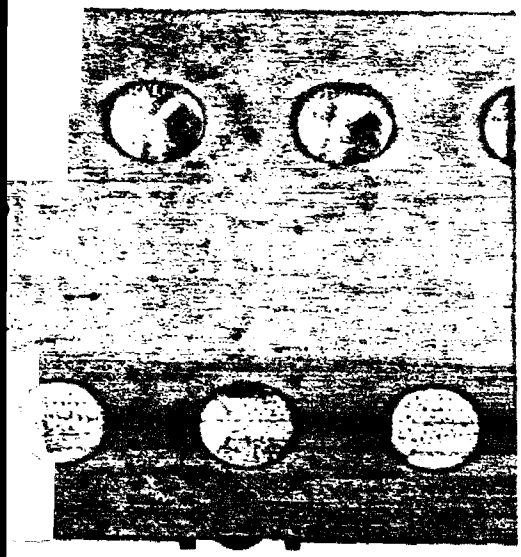
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 10132 PG 617

| | | |
|---|---|---|
| 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 154900.00 |
| | | | | CON TX 573.13 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 582.13 |
| | | | | CHECK 582.13 |
| 07/25/96 | | 01 | | 14:18 0001 9241 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207302
IDENTIF. # REFERENCE

96 JUL 25 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1066857