BOX 17

# WARRANTY DEED

BOOK 10163 PG 87

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~64,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: 5.24.97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Land Enterprises (NAME) | Chase Manhattan Mortgage Corp. (NAME) | MAP 150-11 |
| 951 Giant Oak Drive (ADDRESS) | P.O. Box 4025 (ADDRESS) | PARCEL 183 |
| Nashville, TN 37217 (CITY) (STATE) (ZIP) | Monroe, LA 71211-4025 (CITY) (STATE) (ZIP) | 2DX05928 |

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, William Dean Dailey, Jr. and wife, Jo Lynn Dailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Land Enterprises

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. 576 on the Plan of Towne Village of the Country Section 4-A of record in Plat Book 6250, page 20 and 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William Dean Dailey, Jr. and wife, Jo Lynn Dailey by deed from Nina L. Johnson of record in Book 8642, page 453, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6304, page 985, said Register's Office.

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

The legal description is the same as the previous deed of record.

Grantee herein agree to assume and pay the balance of an indebtedness to Commerce Union Bank in the original principal sum of $64,100.00 (assigned to Chase Manhattan Mortgage Corporation) secured by a Deed of Trust of record in Book 7014, page 904, Register's Office for Davidson County, TN.

unimproved ( )
This is improved ( X ) property, known as 401 New Overlook Court, Antioch, TN 37013
(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 9th day of August, 19 96

William Dean Dailey, Jr.

Jo Lynn Dailey

BOOK 10163 PG 88

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 Dean Dailey, Jr. and wife, Jo Lynn Dailey

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 Nashville, Tennessee, this 13th day of August 19 96.

Commission expires 5-24-97

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____

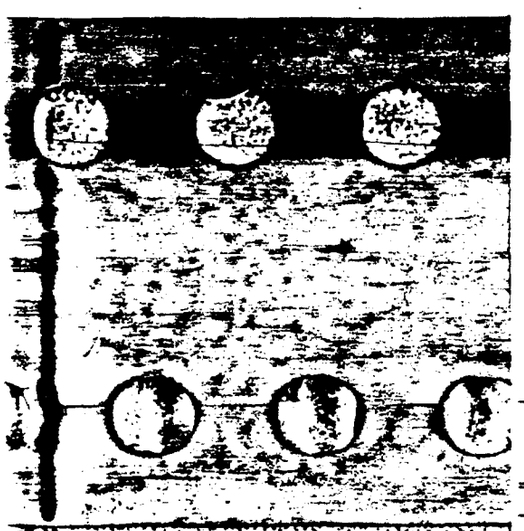
_____
Notary Public

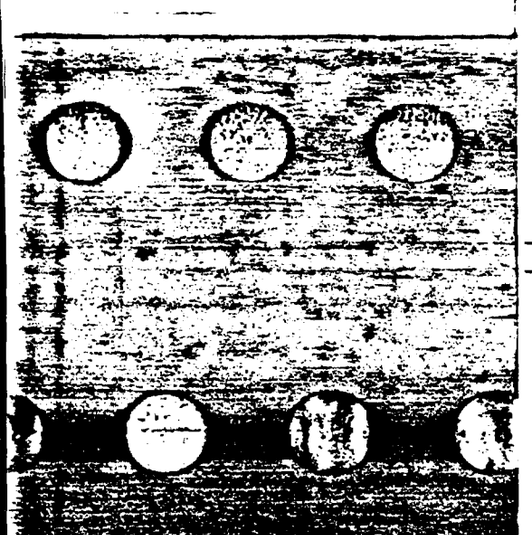
0216683
IDENTIFICATION REFERENCE

96 AUG 21 PM 12:14
FELIX Z. HILSMAN REGISTER
DAVIDSON COUNTY, TN.



9316 08/21 0101 03CHECK 245.80





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 89

| | | |
|---|---|---|
| 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 | 64000.00 |
| | | | CON TX | 236.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 245.80 |
| | | | CHECK | 245.80 |
| 08/21/96 | 01 | | 12:16 0001 | 9316 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 16683
IDENTIF. # REFERENCE

96 AUG 21 PM 12: 14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021876