BOOK 10177 PG 617

548

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant: Frances J. Criscoe

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 96

Notary Public: Regina E. Coffelt

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

N0896-664L

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frances J. Criscoe (NAME) | SIGNET MORTGAGE CORPORATION (NAME) | MAP 142-9-E |
| 1304 General George Patton Dr. (ADDRESS) | 101 Gateway Centre Pkwy, 6th Fl. (ADDRESS) | PARCEL 90 |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Richmond, VA 23235 (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, Paula L. Watson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances J. Criscoe, married

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 Unit No. 1304 with Carport disignated No. 1304-C, (also known as No. C-90) on the Plan of River Plantation, Section 7, Phase I, a Condominium Apartment, of record in Plat Book 5200, Pages 705 & 706, and as in Book 6392, Page 321, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal descripton thereof.

Being the same property conveyed to Paula Watson by deed from Maddin Warfield, Sr and wife Peggy C. Warfield and Mary Margaret Warfield of record in Deed Book 8972, Page 760, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Master Deed Book 6226, Page 9, Plat Book 5200, Page 705,706 and Book 6392, Page 321 Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved ( X ) property, known as 1304 General George Patton Dr., 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 my hand this 26th day of August 19 96

Paula L. Watson

BOOK 10177 PG 618

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula L. Watson, unmarried

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Sarasota Florida ~~Tennessee~~ this 26th day of August 19 96.

Commission expires ~~March 1, 1997~~

OFFICIAL NOTARY SEAL
RUTH M REED
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC464728
MY COMMISSION EXP. MAY 17,1999

Notary Public Ruth M. Reed

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 .

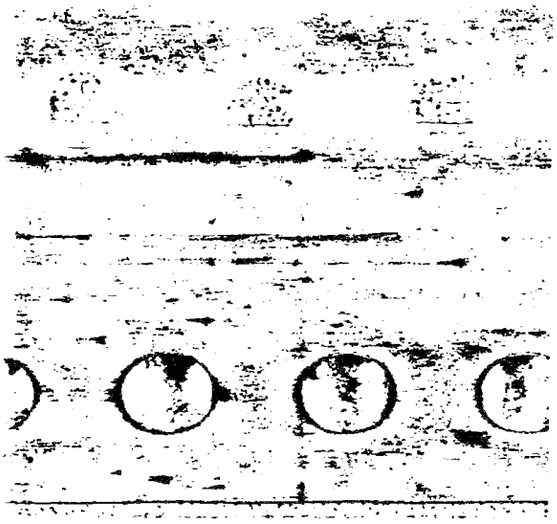
My commission expires

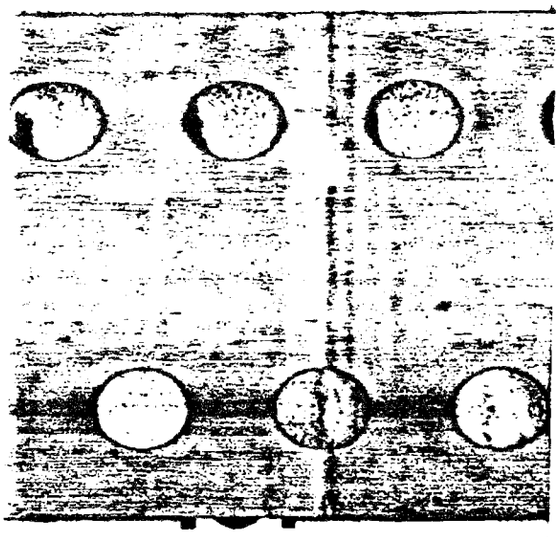
Notary Public

0221064
IDENTIF. & REFERENCE

96 SEP -4 PM 12:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3998 09/04 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10177 PG 619

| | | |
|---|---|---|
| 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 112000.00 |
| | | | | CON TX 414.40 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 423.40 |
| | | | | CHECK 423.40 |
| 09/04/96 | 01 | | | 12:45 0001 3998 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02210 64
IDENTIF. # REFERENCE

96 SEP -4 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1026500