BOOK 10182 PG 630

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 6-21-2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
BEATY TITLE COMPANY, Century/21 Seals Realty, Madison, TN

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CRAIG J. VANDENBURG (NAME) | PACIFIC SOUTHWEST BANK (NAME) | MAP 43-2 |
| 630 Mayview Drive (ADDRESS) | 4144 N. Central Expwy. Suite 160 (ADDRESS) | PARCEL 71.00 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Dallas, TX 75204 (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, TIMATHY N. VINSANT AND WIFE, KIMBERLY J. VINSANT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG J. VANDENBURG AND WIFE, LISA A. VANDENBURG

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 and described as follows:

BEING Lot No. 86 on the Plan of Fairview Subdivision, Section 3, of record in Plat Book 3700, Page 113, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the property conveyed to Timathy N. Vinsant and wife, Kimberly J. Vinsant by deed from Larry E. Mullins and wife, Faye S. Mullins of record in Book 6405, Page 354, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4114, page 452, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

5495 09/09 0101 03CHECK 332.75

unimproved ( )
This is improved ( X ) property, known as 630 Mayview Drive, Madison, TN 37115
(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 and seal this 30th day of August 19 96

Timathy N Vinsant
TIMATHY N. VINSANT

Kimberly J Vinsant
KIMBERLY J. VINSANT

96 SEP -9 AM 9:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0222459

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 TIMATHY N. VINSANT AND WIFE, KIMBERLY J. VINSANT

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 Madison, Tennessee, this 30th day of August 19 96.

Commission expires 6-21-2002

Notary Public

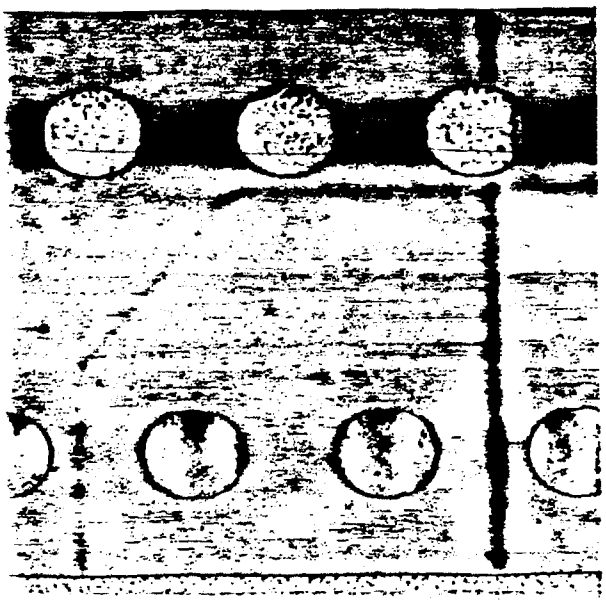
STATE OF TENNESSEE
COUNTY OF

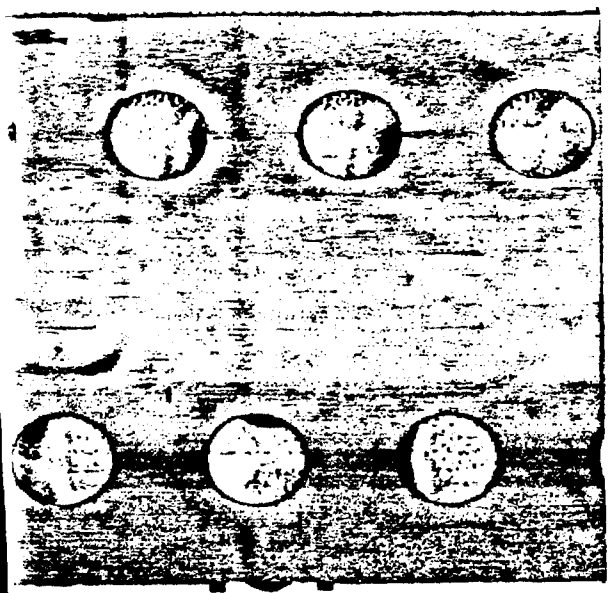
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 10182 PG 632

| | | |
|---|---|---|
| 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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

09/09/96 01 09:09 0001 5495

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

0222459
IDENTIF. ↑ REFERENCE

96 SEP -9 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1027986