Box 24

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

BOOK 10190 PG 405

ADDRESS NEW OWNER:
Melanie A. Dean
1128 Bluewillow Court
Antioch, TN 37013

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Columbia National, Incorporated
P. O. Box 3050
Columbia, Maryland 21045-6050

MAP AND PARCEL:
MAP 165-14
PARCEL 52
2D78242

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ronald K. Ward, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melanie A. Dean, Unmarried , 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:

BEING Lot 49, Resubdivision of Lots 48 & 49, Section Three, Peppertree Forest, as recorded in Book 6050, Page 482, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ronald K. Ward, an unmarried person , by deed from Jerry Butler and wife, Georgia Butler of record in Book 8473, Page 924, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 8294, Page 159, said Register's Office.
This conveyance is subject to public utility and drainage easement, utility anchor easement and minimum building setback lines of record in Book 6050, Page 482, said Register's Office.
This conveyance is subject to drainage easement of record in Book 8367, Page 501, said Register's Office.

This is improved property known as 1128 Bluewillow Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melanie A. Dean, Unmarried, their heirs and assigns, forever; and we, Ronald K. Ward, Unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0224912
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

B140 09/13 01:01 03CHECK 427.10

Witness our hands this the 10th day of September, 1996.

Ronald K. Ward

Ronald K. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronald K. Ward, Unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

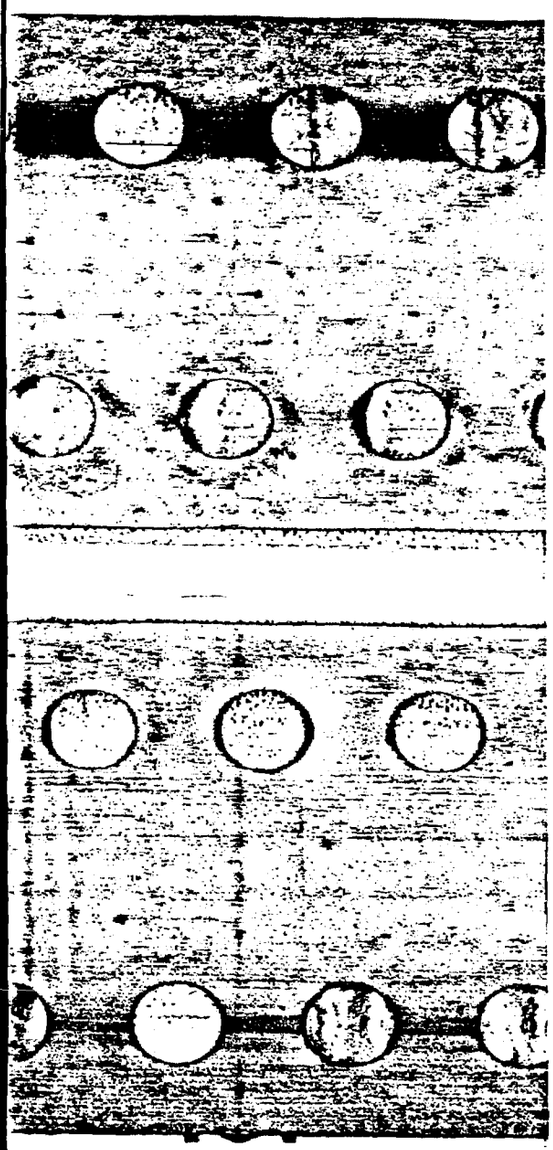
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 113,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of September, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10190 PG 407

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| DAMT | 113000.00 |
| CON TX | 418.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 427.10 |
| CHECK | 427.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13-34-2001 8140

0224912
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 1:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030588