6

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeff R. Weston (NAME) | FT Mortgage Companies d/b/a (NAME) | 87-5A-4200 |
| 5941 Colchester Drive (ADDRESS) | P.O. Box 146 (ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Memphis, TN 38101 (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, Paul Raney and wife, Tanya Raney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff R. Weston

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. 95, on the plan of Farmingham Woods, Phase II, Section 1, as shown on plat of record in Plat Book 7900, Page 306, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul Raney and wife, Tanya Raney by Warranty Deed from Phillips Builders, Inc. of record in Book 8821, Page 526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8238, page 176 thru 198, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426 and 8447, Page 635 and in any allied instrument(s) referred to in said restrictions.
2. Stormwater Detention Agreement of record in Book 8199, Page 852.
3. Restrictions shown on Plat recorded in Book 7900, Page 306.
4. Easement(s) and Building setback(s) as shown on Plat recorded in Book 7900 Page 306.
5. All matters shown on Plat recorded in Book 7900, Page 173.

unimproved ( )
This is improved ( X ) property, known as 5941 Colchester Drive, Hermitage, TN 37076
(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 13th day of September, 19 96

Paul Raney

Tanya Raney

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 Paul Raney and wife, Tanya Raney

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 September, 19 96.

Commission expires May 30, 1999

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 _____

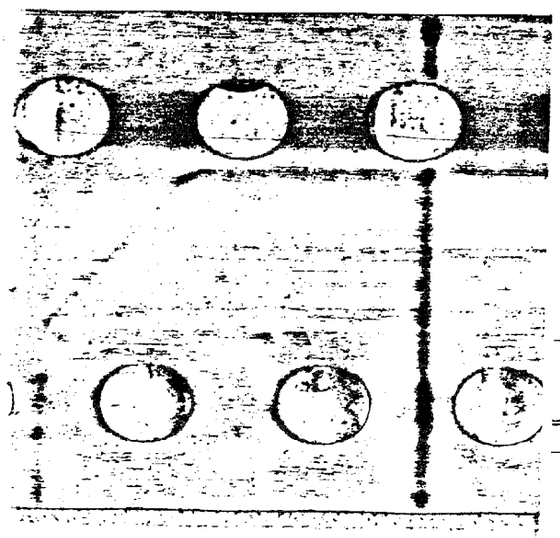
Notary Public

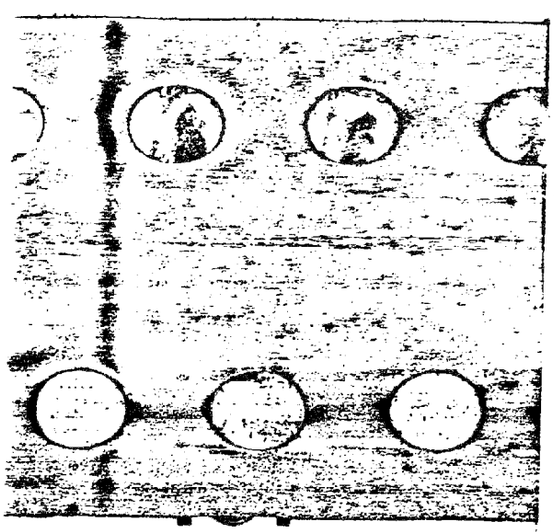


023641
IDENTIF. # REFERENCE

96 OCT -7 PM 1:09
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

7363 10/07/96 01:03PM CHECK 397.50





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

RECEIVED OF _____

FOR _____

BOOK 10218 PG 36

| | | |
|---|---|---|
| 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 | |
| | | | | 105000.00 |
| | | | CON TX | 388.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 397.50 |
| | | | CHECK | 397.50 |
| 10/07/96 | 01 | | 13:14 0001 | 7363 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233641 IDENTIF. # REFERENCE

96 OCT -7 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1074426

No. [redacted]