Realty

48

WARRANTY DEED

BOOK 10225 PG 764

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Peterson (NAME)	First American National Bank (NAME)	98 09 A 034
5512 Regatta Blvd. (ADDRESS)	First American Center (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Daniel J. Sears, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark E. Peterson and Don E. Peterson

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, TN, being Lot No. 215 on the Plan of Lake Shore, Phase I, of record in Book 6900, Page 684, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel J. Sears and wife, Abigail B. Sears by deed from Frank Batson Homes, Inc. of record in Book 8737, Page 454, Register's Office for Davidson County, TN. Abigail B. Sears conveyed her interest in subject property to Daniel J. Sears by quitclaim deed of record in Book 9218, Page 935, said Register's Office.

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

Subject to restrictions of record in Book 7572, Page 669; Charter in Book 7892, Page 464 and Book 8709, Page 424; Quitclaim Deed in Book 8697, Page 123, and all matters shown on the Plan of Record.

0236217
IDENTIF. & REFERENCE

96 OCT 15 AM 11:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0131 10/15 0101 03CHECK 693.50

unimproved ( )
This is improved (X) property, known as 5512 Regatta Blvd., 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 my hand this 11th day of October 19 96

Daniel J. Sears

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10225 PG 765

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel J. Sears

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of October, 19 96.

Commission expires 5-16-99

Notary Public

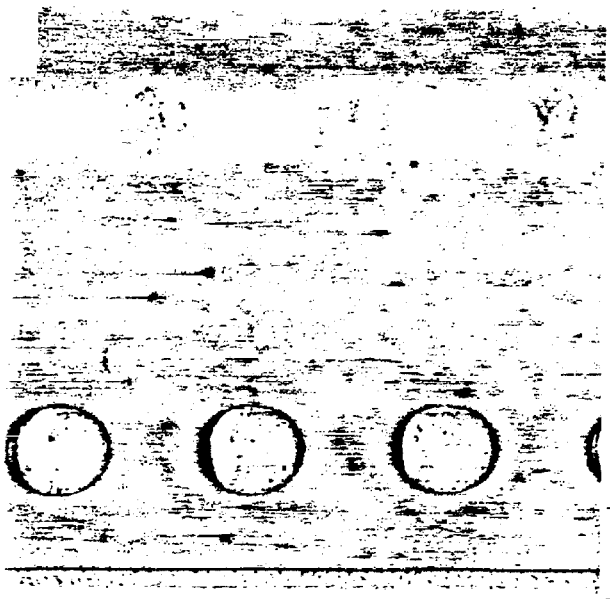
STATE OF TENNESSEE
COUNTY OF

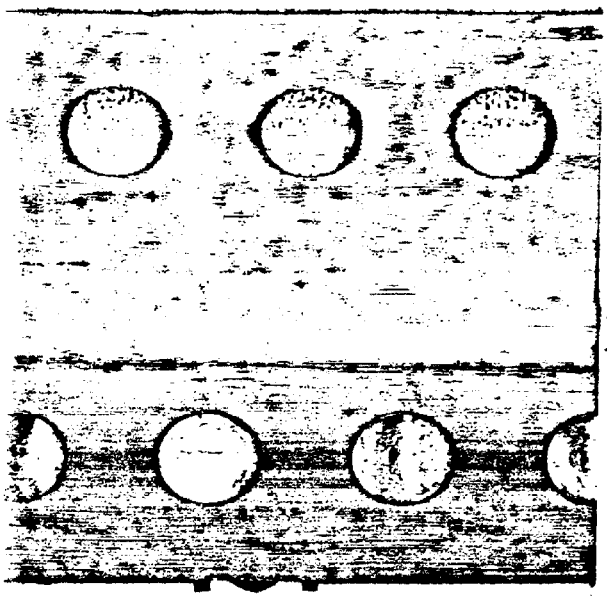
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 10225 PG 766

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	693.50
			CHECK	693.50
10/15/96	01		11:41 0001	0131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236217
IDENTIF. # REFERENCE

96 OCT 15 AM 11:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1077173

No. [redacted]