BOOK 10227 PG 715

**THIS INSTRUMENT WAS PREPARED BY:**
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE D. KUNDROT and TIA A. MURPHY, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto FRANCES MARIE SALAMON hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of Copperfield, Revised, of record in Book 6900, page 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bruce D. Kundrot and Tia A. Murphy, husband and wife, by deed from Advantage Builders, Inc., of record in Book 9153, page 706, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, as amended in Book 7208, page 889; and all matters as shown on the recorded plat.

This is improved property known as: **56 Nickleby Down, Brentwood, TN 37027**

TO HAVE AND TO HOLD the same 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 and 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 hands this 22 day of August, 1996

Bruce D. Kundrot
Bruce D. Kundrot

Tia A. Murphy
Tia A. Murphy

MAIL ENV.

96 OCT 17 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0236934

BOOK 10227 PG 716

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

On this 22nd day of AUGUST, 1996, before me personally appeared Bruce D. Kundrot, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:
1-18-99

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

On this 22ND day of AUGUST, 1996, before me personally appeared Tia A. Murphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:
1-18-99

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

STATE OF TENNESSEE

COUNTY OF ~~D~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 202,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 1996

Notary Public Debra Wicke

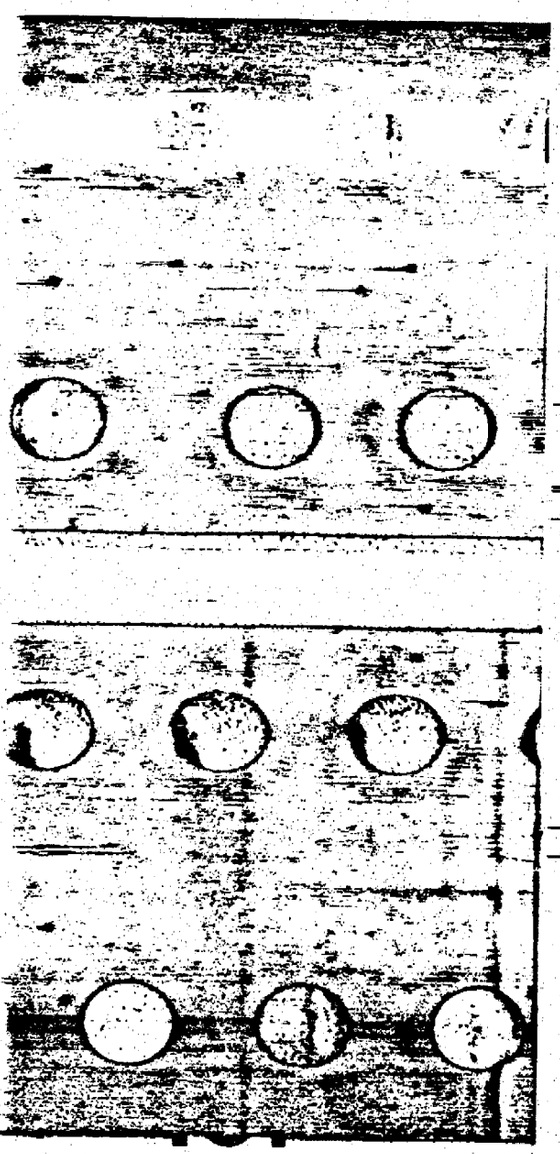
My Commission Expires: 6/10/98

DEBRA WICKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

| ADDRESS NEW OWNER(S): | SEND TAX BILL TO: | MAP-PARCEL: |
|---|---|---|
| Frances Marie Salamon<br>56 Nickleby Down<br>Brentwood, TN 37027 | Union Planters Bank<br>401 Union Street<br>Nashville, TN 37219-2588 | Map 172-01<br>Group A<br>Parcel 51 |

0888 10/17 0101 03CHECK 756-40





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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 717

| | | |
|---|---|---|
| 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 |
| | | | | 202000.00 |
| | | | | CON TX 747.40 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 756.40 |
| | | | | CHECK 756.40 |
| 10/17/96 | 01 | | | 09:45 0001 0888 |

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

0236934
IDENTIF. # REFERENCE

96 OCT 17 AM 9:4
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1044832