File Box 9-B
First Title and Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10241 PG 915

#14239

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| CRAIG P. HAVIGHURST (NAME) | PNC MORTGAGE CORP. OF AMERICA (NAME) | 82-16 |
| 933 Fatherland Street (STREET ADDRESS OR ROUTE NUMBER) | 440 North Fairway Drive (STREET ADDRESS) | 173 |
| Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP) | Vernon Hills, IL 60061 (CITY) (STATE) (ZIP) | |

FOR AND IN 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, BIANCA ELLIS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG P. HAVIGHURST, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the westerly part of Lot No. 101 on the Plan of Barrow's Addition to Edgefield, now East Nashville as of record in Plan Book 1, page 13, Chancery Court at Nashville, part of Lot No. 44 on the Plan of Payne's Addition, as of record in Book 21, page 70, Register's Office for Davidson County, Tennessee, and part of Payne Street, now abandoned, described together as follows:

Beginning on the northerly margin of Fatherland Street at the corner of Lots No. 100 and 101 on the Plan of Barrow's Addition; thence with the line between said two lots, northwardly 170 feet to the southerly margin of an alley; thence with said alley, eastwardly 50 feet to the northwest corner of the property conveyed to Mrs. Louise Frank by deed from Wanda Miller and husband, of record in Book 1236, page 492, Register's Office for said County; thence with Frank's westerly line, southwardly 170 feet to the northerly margin of Fatherland Street; thence with said Street, westwardly 50 feet to the beginning.

Being the same property conveyed to Bianca Ellis by deed from R.D. Stein and Lewis C. Garber of record in Book 7240, page 477, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; and (2) All matters appearing on the Plan of record in Book 1, page 13, and in Book 21, page 70, said Register's Office.

0241386
IDENTIF. A REFERENCE
96 OCT 30 AM 10:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

☐ Unimproved ( )
This is improved (XX) property, known as 933 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of October, 19 96.

Bianca Ellis

BIANCA ELLIS

BOOK 10241 PG 916

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Texas

BIANCA ELLIS

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of ~~October~~, 19 96.

My commission expires 8-11-97 Notary Public Marie H Sanchez

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 96

MY COMMISSION EXPIRES: 11-28-98 (AFFIX SEAL) Notary Public

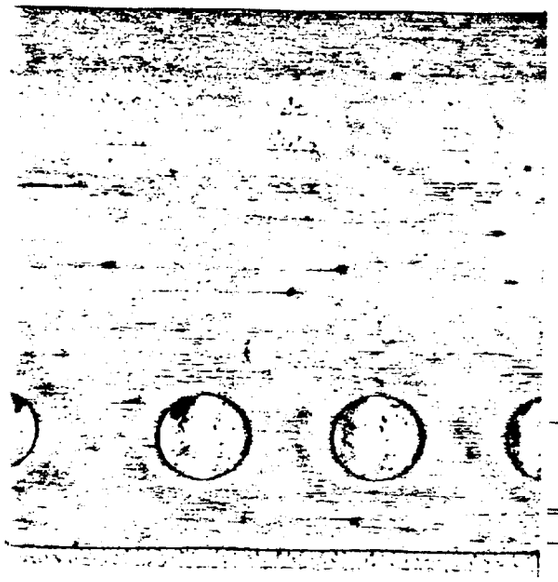
WARRANTY DEED

FROM BIANCA ELLIS

TO CRAIG P. HAVIGHURST

5707 10/30 0104 CHECK 523.30

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

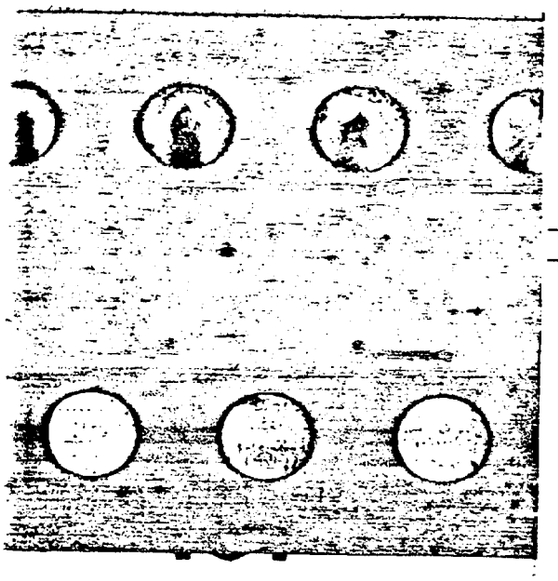
RECEIVED OF _____

FOR _____

BOOK 10241 PG 917

| | | |
|---|---|---|
| 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 | 139000.00 |
| CON TX | 514.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 523.30 |
| CHECK | 523.30 |

10/30/96 01 10:09 0001 5707

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

0241386
IDENTIF. # REFERENCE

96 OCT 30 AM 10:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1082655

No. [redacted]