B-V 55

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 11/
(AFFIX SEAL)

BOOK 10244 PG 995

**THIS INSTRUMENT WAS PREPARED BY**
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret L. Mercer (NAME) | Margaret L. Mercer (NAME) | SEE LISTINGS OF |
| 10 on Newhall & 2 on Brittany (ADDRESS) | 242 West Main Street, Suite 160 (ADDRESS) | THE MAP & PARCELS |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Hendersonville, TN 37077 (CITY) (STATE) (ZIP) | ON PAGE 2 |

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, Deborah R. Cox, now Burton and husband, Rick L. Burton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret L. Mercer

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 Nos. 294 A, 294 B, 295 A, 295 B, 296 A, 296 B, 297 A, 297 B, 299 A, 299 B, 300 A and 300 B on the Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, as of record in Book 5200, page 777, as amended at Book 6250, page 622, Register's Office for Davidson County, and by Surveyor's Certificate of Correction recorded at Book 6776, page 20, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah R. Cox by deed from Mari Jo Ann Van Heltebrake, unmarried, of record in Book 8690, page 290, Register's Office for Davidson County, Tennessee.

NOTE: Deborah R. Cox is one and the same person as Deborah R. Burton. Rick L. Burton joins in this conveyance to convey any and all interest he may have in said properties.

The above legal description is the same as used on the prior Deeds.

THIS Conveyance is subject to the assumption of the note dated March 25, 1996, in favor of FIRST AMERICAN NATIONAL BANK, executed by Chelsea Properties, LLC, in the principal amount of $420,000.00, with a remaining principal balance of $413,155.12, and secured by a Deed of Trust dated March 25, 1996 executed by Deborah R. Cox, now Burton and husband, Rick L. Burton of record in Book 9994, page 74, Register's Office for Davidson County, Tennessee.

continued on page 2...

unimproved ( )
This is improved ( X ) property, known as 10 on Newhall & 2 on Brittany, Nashville, TN 37214 (see page 2)
(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 30th day of October 19 96

Deborah R. Cox Burton
Deborah R. Cox, now Burton

Rick L. Burton
Rick L. Burton

STATE OF TENNESSEE

BOOK 10244 PG 996

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah R. Cox, now Burton and husband, Rick L. Burton

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 30th day of October, 1996.

Commission expires 1/25/2000

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

... Continuation of page 1

This Conveyance is subject to 1996 taxes, paid, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 5200, page 777, as amended at Book 6250, page 622, and by Surveyor's Certificate of Correction in Book 6776, page 20, said Register's Office; restrictive covenants contained in instrument of record in Book 6336, page 949; sanitary sewers and/or storm drainage easements as set out in Book 4066, page 871, said Register's Office; any and all easements located on the property; party wall for use in common with owner(s) of attached and appurtenant improvements; subject to the rights and claims of parties in possession and subject to any and all leases not of public record.

PROPERTY ADDRESSES:

600, 602, 604, 605, 606, 607, 608, 609, 610 and 611 Newhall Drive, and 2326 and 2328 Brittany Drive, Nashville, TN 37214

TAX MAP AND PARCELS

Map 83-11, Parcels 185, 186, 187, 204, 205 and 206

Map 83-15, Parcels 184, 185, 187, 188, 189 and 191

024217

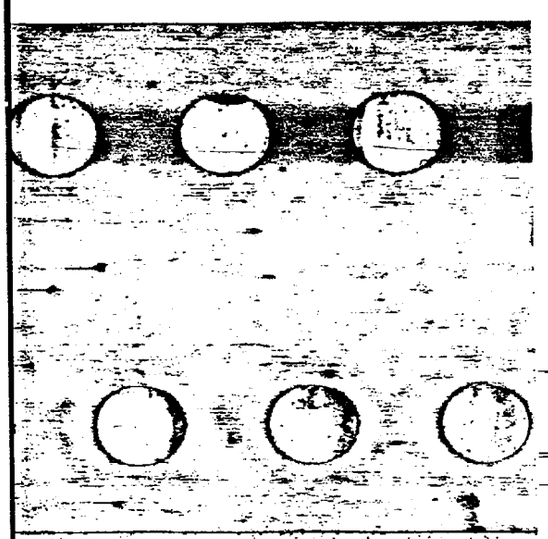
IDENTIF. & REFERENCE

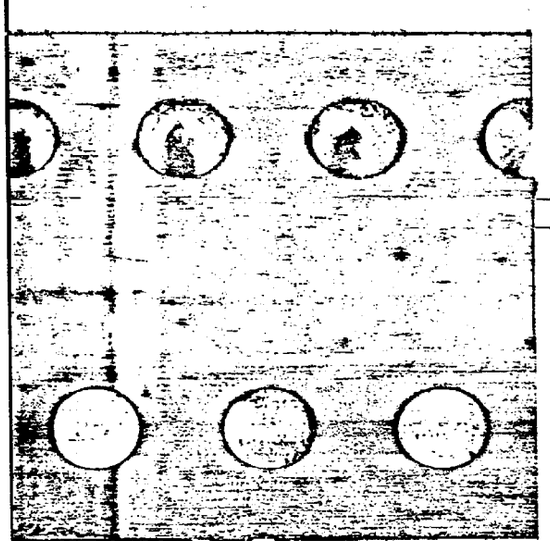
96 OCT 31 PM 3:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5617 10/31 0101 03CHECK

2062.50





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

RECEIVED OF _____

FOR _____

BOOK 10244 PG 997

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

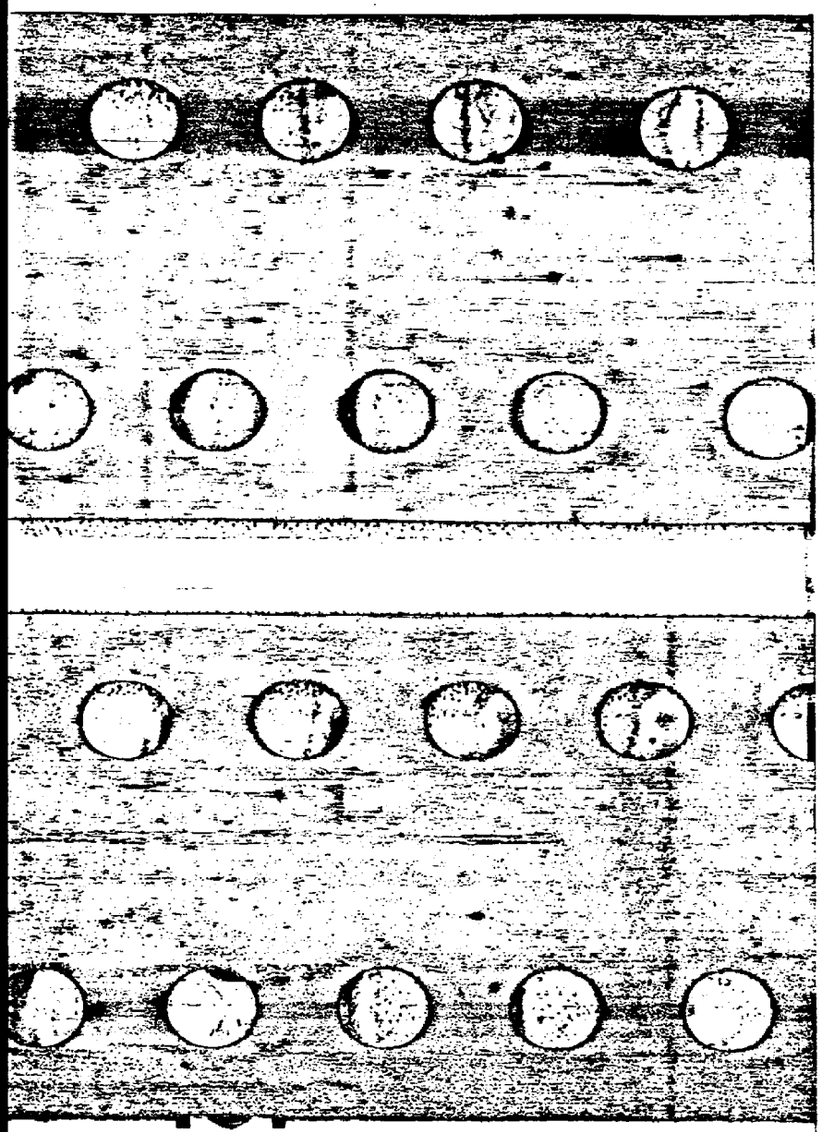
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 555000.00 |
| | | | | CON TX 2053.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 2062.50 |
| | | | | CHECK 2062.50 |
| 10/31/96 | 01 | 15:49 | 0001 | 6617 |

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

02422217
IDENTIF. ↑ REFERENCE

96 OCT 31 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1083563

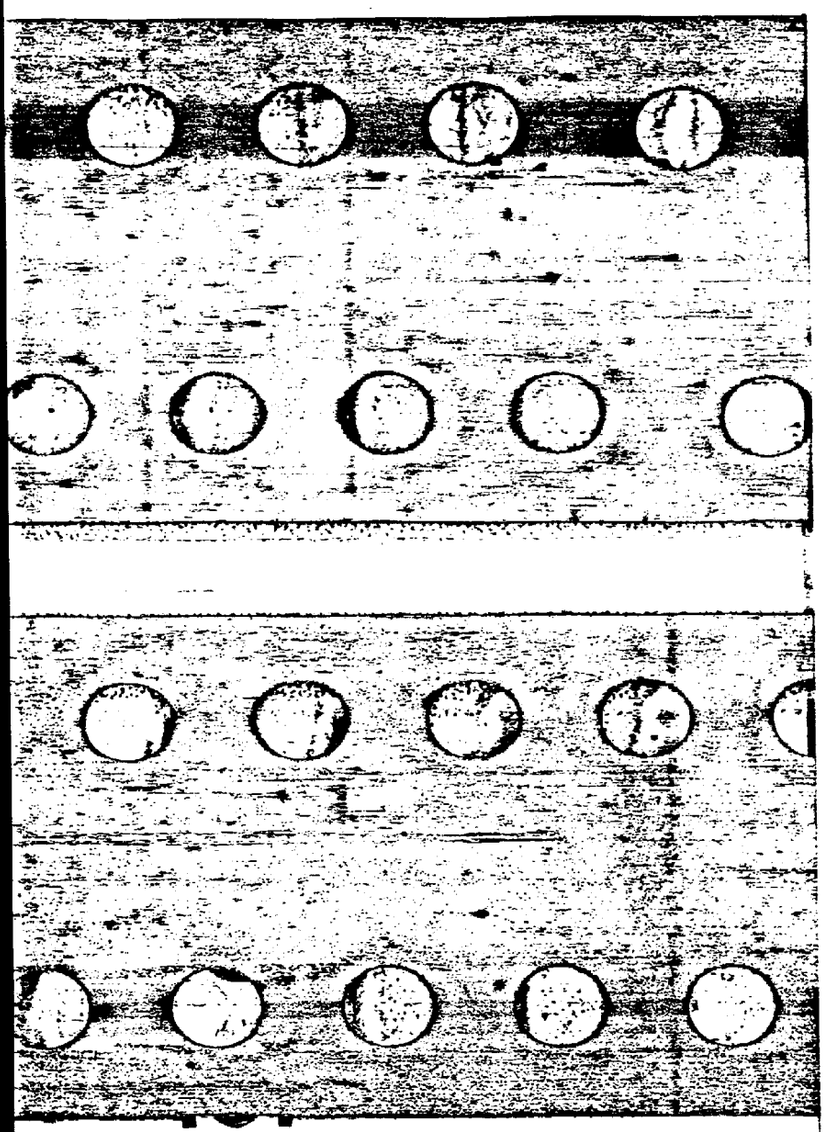


10-31-96

VOID

BOOK 10244 PG 998

BOOK 10244 PG 999



10-31-96

VOID

BOOK 10244 PG 998

BOOK 10244 PG 999