Box 17

# WARRANTY DEED

BOOK 10261 PG 738

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

X Michele Ezzell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/2/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michele Ezzell (NAME) | Right Mortgage Company (NAME) | MAP 96-11A |
| 311 Hickory Place (ADDRESS) | 325 West Main Street, Suite 20 (ADDRESS) | PARCEL 38 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Lebanon, TN 37087 (CITY) (STATE) (ZIP) | 3DZ86186 |

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, J. B. Warbington, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele Ezzell

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:

Being Unit E-5 Hickory Place Condominiums, of record in Master Deed of record in Book 6654, page 910, and referred to as Exhibit "B" found at page 912 and corrected in Book 6759, page 533, and referred to as Exhibit "B" found at Page 535, said corrected Book, Unit E-5 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums, of record in Plat Book 6250, page 795; all references of record in the Register's Office for Davidson County, Tennessee, to which plat references are hereby made for a more complete description of said unit.

Being the same property conveyed to J. B. Warbington by deed from Sammie Warbington and wife, Helen J. Warbington of record in Book 9404, page 808, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6472, page 435 and Book 6476, page 663, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 311 Hickory Place, Nashville, TN 37214
(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 15th day of November 19 96

J. B. Warbington by Joyce Warbington Attorney in fact
J. B. Warbington
by Joyce Warbington by Power of Attorney
recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On November 15, 1996 before me personally appeared Joyce Warbington to me known to be the person who executed the foregoing instrument in behalf of J. B. Warbington and acknowledged that she executed same as the free act and deed of said J. B. Warbington for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November 1996.

My Commission Expires: 11/22/97

SEAL — NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE

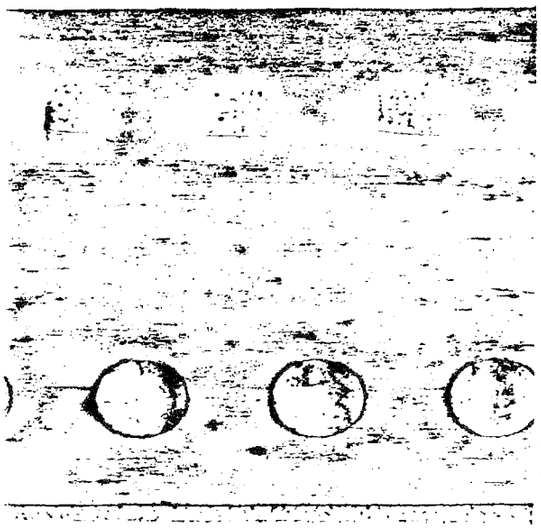
Laura A. Beasley
Notary Public

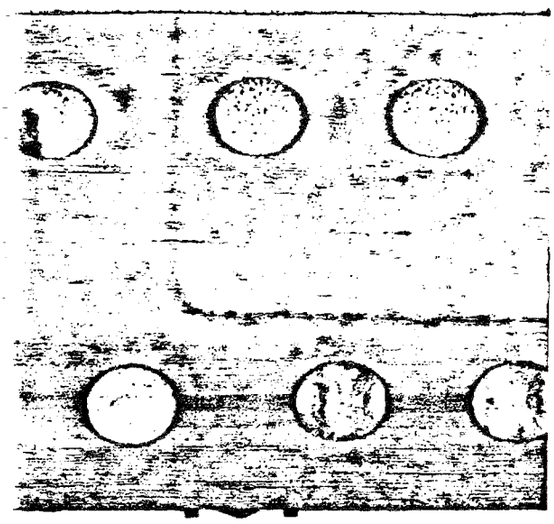


0247343
IDENTIF. ↑ REFERENCE

96 NOV 18 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6296 11/18 0101 03CHECK 264.30





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

RECEIVED OF _____

FOR _____

BOOK 10261 PG 740

| | | |
|---|---|---|
| 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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/18/96 01 14:00 0001 6296

0247343
IDENTIF. # REFERENCE

96 NOV 18 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089019