# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
BOOK 10263 PG 170

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul F. Raney (NAME) | CTX Mortgage Company (NAME) | MAP 150-6 |
| 3107 Woodymore Drive (ADDRESS) | P.O. Box 19000 (ADDRESS) | PARCEL 145 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Dallas, TX 75219 (CITY) (STATE) (ZIP) | LOT 31B |

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, Brent Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul F. Raney

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 No. 31B-Zone Lot Division of Lot 31 on the Plan of Woodymore Heights, Section 2 of record in Plat Book 8250, page 630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brent Foster by deed from Yon H. Burton, unmarried, of record in Book 9949, page 144, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6534, page 872, and Book 6536, page 329, and Book 6964, page 617, Register's Office for Davidson County, Tennessee.

Plan of record in Book 5200, page 645, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved ( X ) property, known as 3107 Woodymore Drive, Antioch, Tennessee 37013
(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 14th day of November, 19 96

Brent Foster

Brent Foster

BOOK 10263 PG 171

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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 Franklin, Tennessee, this 14th day of November, 19 96.

Commission expires 11-30-97

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

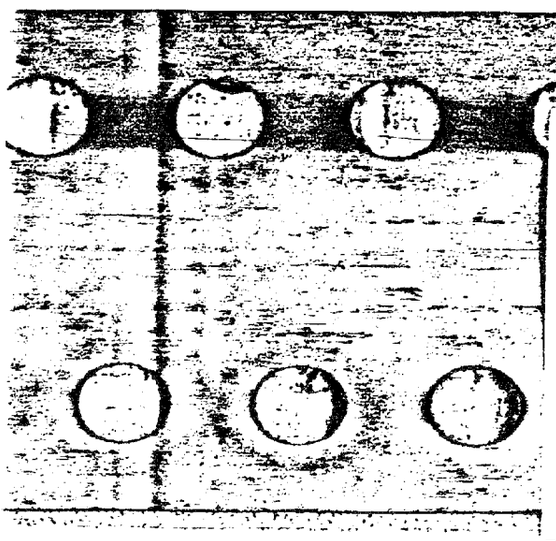
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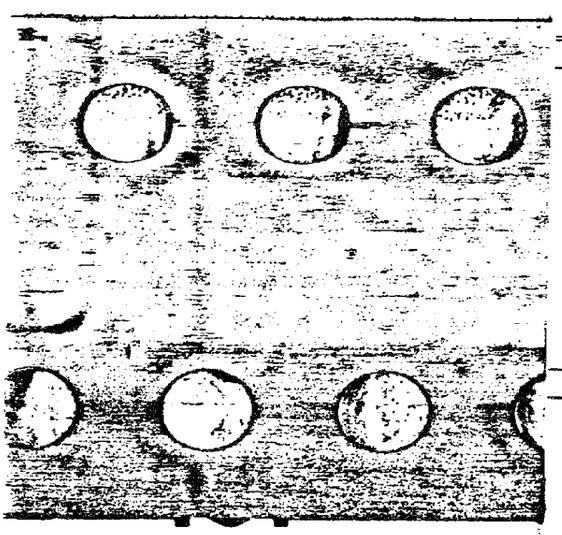


0247837
IDENTIF. & REFERENCE

96 NOV 19 AM 11:51

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 172

| | | |
|---|---|---|
| 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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

11/19/96 01 11:52 0001 6808

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247837
IDENTIF. ↑ REFERENCE

96 NOV 19 AM 11:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089525