This Instrument Was Prepared By
Michael J. Hickie, Esq.
CARRIER AND HICKIE
160 West Springbrook Drive
Johnson City, Tennessee 37604

Mail

# WARRANTY DEED

**THIS INDENTURE** made and entered into on this 13th day of November, 1996, by and between **JIM SELL** and wife, **CAROLYN SELL**, hereafter called Parties of the First Part, and **REBECCA SELL, JOSEPH SELL** and **JAMES SELL, II**, hereafter called Parties of the Second Part.

BOOK 10270 PG 351

(Wherever used herein, the singular shall include the plural and the use of any gender shall be applicable to all genders.)

**W I T N E S S E T H:**

**THAT FOR AND IN CONSIDERATION** of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the Parties of the First Part have bargained and sold and by these presents do hereby transfer and convey unto the Parties of the Second Part, their heirs and assigns, the following described property situated in Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

**Map 162-01-0-F, Parcel 049**
**FB#05DU-77884**

BEING all of Lot 49 on the Plan of Clairmont, Phase 6, a Planned Unit Development, of record in the Register's Office for Davidson County, Tennessee, in Book 7900, Page 44, to which reference is here made for a more full and complete description of said lot.

BEING the same property conveyed to JIM SELL and wife, CAROLYN SELL, from MCR DEVELOPMENT CORP., a Tennessee Corporation, by deed March 16, 1993, of record in the Register's Office for Davidson County, Tennessee, in Deed Book 8890, Page 441, to which reference is here made.

**TO HAVE AND TO HOLD** the said property together with all rights, privileges and appurtenances thereunto belonging unto the Parties of the Second Part, their heirs and assigns, forever in fee simple.

The Parties of the First Part covenant with the Parties of the Second Part, their heirs and assigns, that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to sell and convey

the same; that the title to the said property is free and unencumbered; and that they will forever warrant and defend the title to the said property against the lawful claims and demands of all persons whomsoever.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

**IN WITNESS WHEREOF**, the Parties of the First Part hereunto sign their names on the day and year first above written.

Jim Sell
JIM SELL

Carolyn Sell
CAROLYN SELL

STATE OF TENNESSEE
COUNTY OF WASHINGTON

BOOK 1270 PG 352

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, **JIM SELL** and wife, **CAROLYN SELL**, the within named 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 seal at office in the State and County aforesaid this 13th day of November, 1996.

Tammy L. Mattison
Notary Public

My Commission Expires: 12-22-99

TAMMY L. SULLIVAN NOTARY PUBLIC AT LARGE SULLIVAN CO. TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 60,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

James Sell II
Affiant

Sworn and subscribed to before me this 14th day of November, 1996.

96 11/25 0101 03CHECK 231.00

Tammy L. Mattison
Notary Public or Register

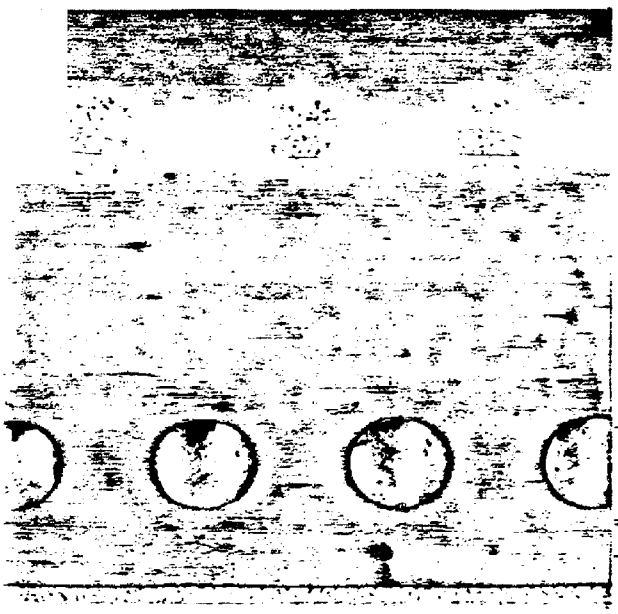
My Commission Expires: 12-22-99

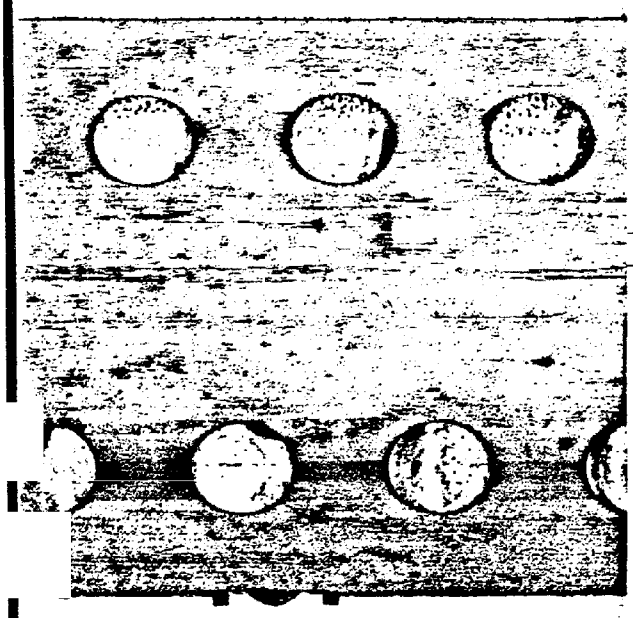
TAMMY L. SULLIVAN NOTARY PUBLIC AT LARGE SULLIVAN CO. TENN.

Property Owner: REBECCA SELL, JOSEPH SELL and JAMES SELL, II
Address: 473 Fairridge Rd. Johnson City TN 37604
Person or Agency responsible for payment of taxes:
James Sell II
Address: 473 Fairridge Rd. Johnson City TN 37604
Tax Map Information: Map 162-01-0-F, Parcel 049; FB#05DU-77884

96 NOV 25 PM 3:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
025004.1





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

**RECEIVED OF** _____

**FOR** _____

BOOK 10270 PG 353

| | | |
|---|---|---|
| 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 | 60000.00 |
| | | | CON TX | 222.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 231.00 |
| | | | CHECK | 231.00 |
| 11/25/96 | 01 | 15:13 | 0001 | 9171 |

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

0250041
IDENTIF. # REFERENCE

96 NOV 25 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1091862