# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 10275 PG 917

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DANIEL MENDOZA (NAME) | FIRST TRUST MORTGAGE CORPORATION (NAME) | 117-11-0 |
| 3437 Benham Avenue (STREET ADDRESS OR ROUTE NUMBER) | 6525 Quail Hollow Road (STREET ADDRESS) | 092.00 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38120 (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, R. HILTON WICKHAM, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL MENDOZA AND WIFE, JILL MENDOZA

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:

Being land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of a Resubdivision of Lots 195, 220, 221 on the North Part of Noel's Subdivision of Watkins Grove, or record in Plat Book 9700, page 12, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to R. Hilton Wickham by deed from Woodmont Hills Church of Christ of record in Book 9750, page 830, 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 of record in Book 9700, page 12, corrected in Book 10033, page 775, said Register's Office.

This is not now, nor has it ever been the principal residence of the Grantor herein.

96 DEC -2 PM 1:24
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 025I333

unimproved ( )
This is improved ( XX) property, known as 3437 Benham Avenue, Nashville, Tennessee 37215

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 20th day of November, 1996

R. Hilton Wickham

R. HILTON WICKHAM

BOOK 10275 PG 918

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. HILTON WICKHAM

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

Witness my hand at office, this 20th day of November, 19 96.

My commission expires 9/23/2002 Notary Public _____

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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 469,937.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 96.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

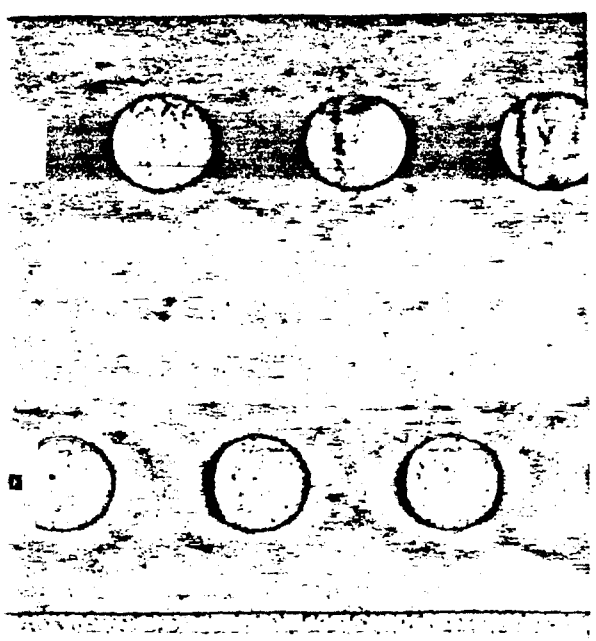
**WARRANTY DEED**

FROM R. HILTON WICKHAM

TO DANIEL MENDOZA AND WIFE, JILL MENDOZA

0565 12/02 0101 03CHECK 1747.77

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

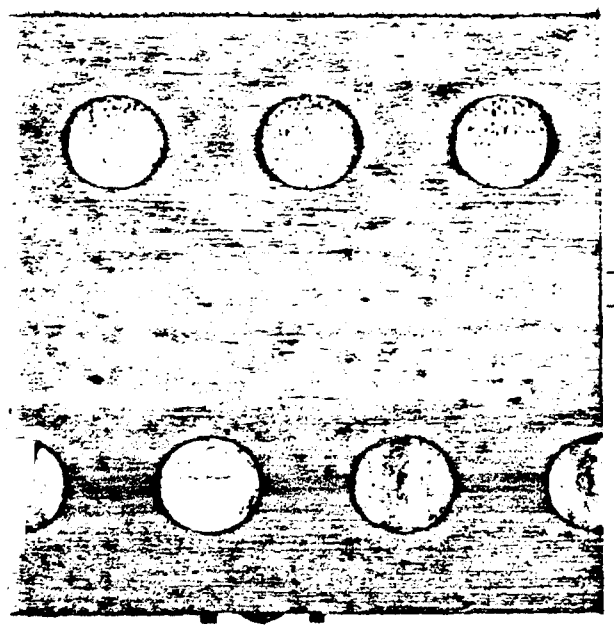
RECEIVED OF _____

FOR _____

BOOK 10275 PG 919

| | | |
|---|---|---|
| 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 469937.00
CON TX 1738.77
PRFEE 1.00
WDEED 8.00
TOTAL 1747.77
CHECK 1747.77

12/02/96 01 13:28 0001 0565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251333
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1093240