6141

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10277 PG 612

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Glenda P. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Glenda P. Adams | FT Mortgage Companies dba First Tennessee Mor | 51-2 |
| (NAME) | (NAME) | |
| 401 Port Drive | P.O. Box 146 | 63 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Memphis, TN 38101 | 11D11182 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Jeffrey W. Sweet and wife, Darlene C. Sweet

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenda P. Adams and husband, Michael Adams

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 Tract No. 10 on an unrecorded survey of the Gammel property by Z.J. Wilkinson, dated July 29, 1963 and being a part of Lot No. 6, Ennis P. Coleman property and part of Parcel "A", Sherry Heights, Section 3, Book 2331, pages 126 & 127, Register's Office for Davidson County, Tennessee, further described according to a survey made by John Kohl & Company, dated May 4, 1987, as follows:
Beginning at a point on the easterly margin of Port Drive at the common corner of Tract 9; thence with said line easterly 222.7 feet; thence with the common line of Tract 11 northerly 173.0 feet to the south margin of Chadwell Drive; thence with said Drive 226.0 feet plus 128.8 feet to a radius of 39.3 feet at the corner of Chadwell Drive and Port Drive; thence with Port Drive 41.0 feet plus 100.00 feet to the point of beginning.

Being the same property conveyed to Jeffrey W. Sweet and wife, Darlene C. Sweet by deed of record in Book 9049, Page 84, Register's Office for Davidson County, Tennessee.

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

1093 12/03 0101 03CHECK 416.00

unimproved ( )
This is improved (XX) property, known as 401 Port Drive, Madison, TN 37115
(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 2nd day of December 1996

Jeffrey W. Sweet
Jeffrey W. Sweet

Darlene C. Sweet
Darlene C. Sweet

BOOK 10277 PG 613

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey W. Sweet and wife, Darlene C. Sweet

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 Antioch, Tennessee, this 2nd day of December 19 96.

Commission expires October 9, 1999

LORI HOLLOWAY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

IDENTIF. ↑ REFERENCE

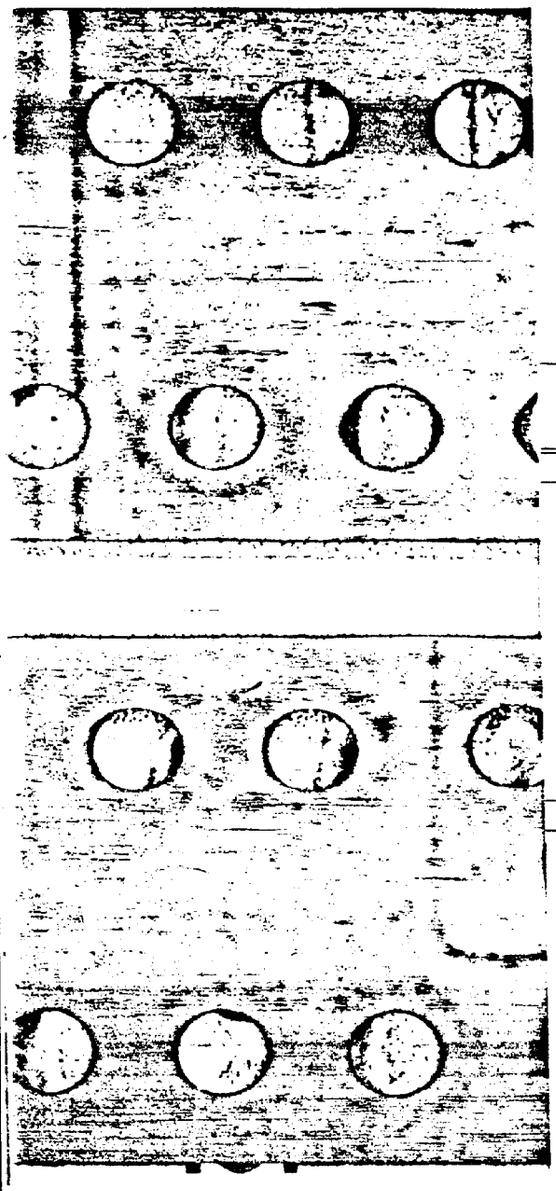
025842

96 DEC -3 AM 9:53

FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.



DCTN01 WC



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10277 PG 614

| | | |
|---|---|---|
| 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 110000.00 |
| | | | | CON TX 407.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 416.00 |
| | | | | CHECK 416.00 |
| 12/03/96 | 01 | | | 09:53 0001 1093 |

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

0251842
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1093764