# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2636814

BOOK 10308 PG 424

STATE OF TENNESSEE )
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF December 19 96

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215

NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Joseph D. Bankemper (NAME) | Community Mortgage Corporation (NAME) | 171-2-A-4-CO |
| 107 Villa View Ct. (ADDRESS) | 142 Timber Creek Dr. (ADDRESS) | 6DU-82172 |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Cordova, TN 38018 (CITY) (STATE) (ZIP) | |

# Warranty Deed

**For and in Consideration of** the sum of $ 134,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Troy R. Propes and wife, Lee Propes

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Joseph D. Bankemper

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Unit No. 4 on the plan of Brentwood Villa, Phase I, as of record at Book 6900, page 5, and as established by Master Deed of record at Book 6923, page 943, as amended, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Book 9007 , page 929 , said Register's Office.

**This conveyance is subject to** current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

Master Deed and By-Laws thereto as of record at Book 6923, page 943, as amended at Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 567, Book 7423, page 574, and Book 8074, page 564 and the plan at Book 6900, page 5, all said Register's Office.

0260927
IDENTIF. & REFERENCE

97 JAN -2 AM 11: 14
FELIX Z. ROBINSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1380 01/02 0101 03CHECK 504.80

~~Unimproved ( )~~
This is improved ( X ) property, known as 107 Villa View Ct., Brentwood, TN 37027
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of December, 19 96.

Troy R. Propes

Lee Propes

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Troy R. Propes and wife, Lee Propes, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30th day of December, 19 96.

My Commission expires:
11-27-99

Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

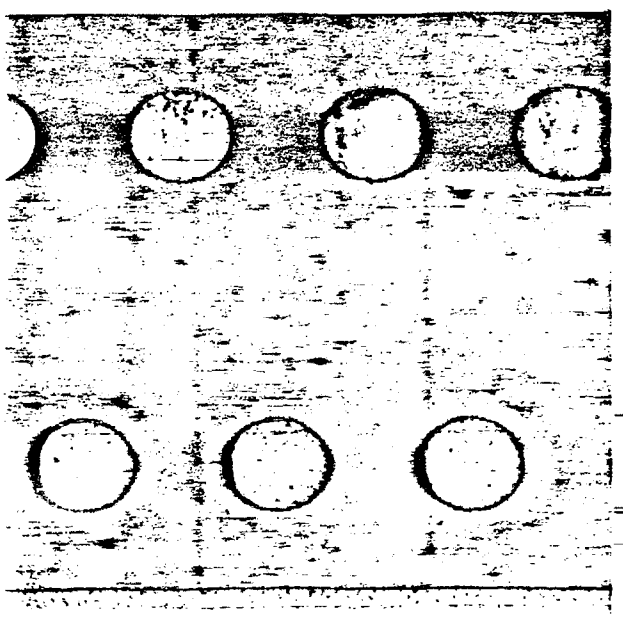
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

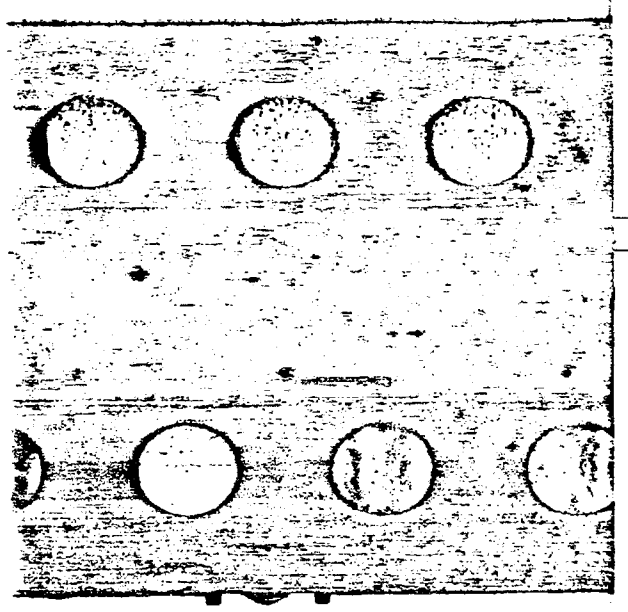
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10303 PG 426

| | | |
|---|---|---|
| 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 | |
| | | | 134000.00 | |
| | | | CON TX 495.80 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 504.80 | |
| | | | CHECK 504.80 | |
| 01/02/97 | 01 | 11:16 0001 | 1380 | |

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

02609927
IDENTIF. # REFERENCE

97 JAN -2 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1103928