54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

FILED 10344 PG 465

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **19th** day of **December, 1996** by and between

SHEILA RANDALL ,

hereinafter referred to as Grantor, and

BEN LAMBETH ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN THE 2ND, FORMERLY 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MODE BY CLYDE D. ANDERSON, SURVEYOR JULY 6, 1957 AS FOLLOWS:

BEGINNING IN THE CENTER OF HAMILTON CHURCH RD. (OLD FRANKLIN RD.) THE SOUTHWEST CORNER OF TRACT CONVEYED TO GERALDINE FOSTER BY DEED OF RECORD IN BOOK 2695 PAGE 19, AND BY DEED OF CORRECTION OF RECORD IN BOOK 2740 PAGE 420; AND PROCEEDING THENCE IN A WESTERLY DIRECTION WITH THE CENTER OF HAMILTON CHURCH RD., 375 FEET TO THE SOUTHEAST CORNER OF AN 18.4 ACRE TRACT NORTH 0 DEG. 7' EAST 300 FEET TO AN IRON PIN; THENCE NORTH 0 DEG. 39' EAST 1676.6 FEET TO AN IRON PIN; THENCE SOUTH 87 DEG. 6' EAST 325.8 FEET TO THE NORTHWEST CORNER OF SAID GERALDINE FOSTER TRACT; THENCE WITH THE WEST LINE OF SAID TRACT SOUTH 1 DEG. 4' WEST 1668.8 FEET TO AN IRON PIN; THENCE SOUTH 88 DEG. 07' EAST 50 FEET TO AN IRON PIN; THENCE SOUTH 2 DEG. 19' EAST 300 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KENNETH VICTORY, A MARRIED PERSON BY DEED FROM MARY K. BROWN, UNMARRIED OF RECORD IN BOOK 8685 PAGE 768 SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO KENNETH S. VICTORY BY DIVORCE DECREE OF RECORD IN BOOK 9274 PAGE 150 BY QUIT CLAIM DEED FROM GAIL CAMPBELL VICTORY OF RECORD IN BOOK 9446 PAGE 747 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO SHEILA R. RANDALL, BY TRUSTEES DEED FROM ROBERT H. WALDSCHMIDT, TRUSTEE, OF RECORD IN BOOK 10344, PAGE 462, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SR

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Sheila Randall

SHEILA RANDALL

INDIVIDUAL

BOOK 10344 PG 466

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SHEILA RANDALL** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **December, 1996.**

Notary Public

Commission Expiration: 3-25-1999

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$145,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **19th** day of **December, 1996.**

Notary Public

Commission Expiration: 3-25-1999

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	SAXON MORTGAGE 4701 COX ROAD, SUITE 101 GLEN ALLEN, VA. 23060	3300 HAMILTON CHURCH RD. ANTIOCH, TN 37013 MAP PARCEL NUMBER 150-14-81

4582 02/07 0101 03CHECK 545.50

97 FEB -7 PM 2:54

FILED AND RECORDED
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0271431

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

RECEIVED OF _____

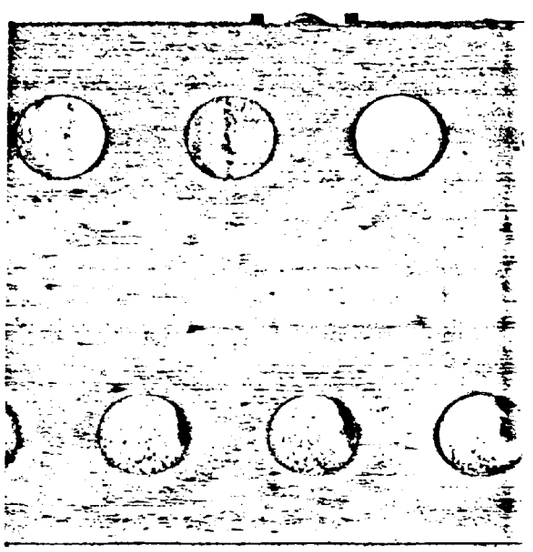
FOR _____

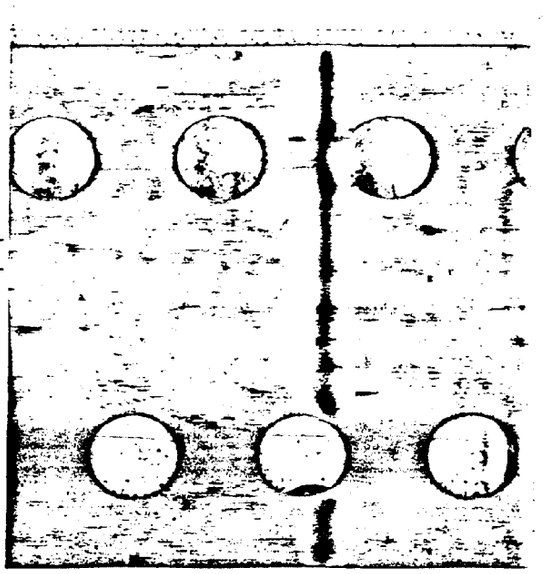
BOOK 10344 PG 467

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	
				145000.00
			CDN TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50
02/07/97	01		15:01 0001	4582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





0271431
IDENTIF. # REFERENCE

97 FEB -7 PM 2:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1115073