BOOK 10355 PG 363

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Donald G. Muzzy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1997

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson, Attorney, 7100 Executive Center Dr. #150, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DONALD G. MUZZY (NAME) | FT Mortgage Companies DBA Sunbelt National Mortgage (NAME) | 71-11-192 |
| 309 Gatewood Avenue (ADDRESS) | 2974 LBJ Freeway, Suite 200 (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Dallas, TX 75234 (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, DILLARD BLACK, JR. AND MARY A. BLACK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD G. MUZZY AND TENALEE MUZZY, HUSBAND AND WIFE

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 the westerly half of Lot No. 51 on the Plan of Trinity Heights Addition to the Subdivision of Bass Lands of record in Plat Book 161, Page 38, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DILLARD BLACK, JR. AND MARY A. BLACK, HUSBAND AND WIFE by deed of record in Book 6823, Page 230, Register's Office for Davidson County, TN.

97 FEB 21 AM 10:01
DAVIDSON COUNTY, TN

0274979
IDENTIFICATION REFERENCE

unimproved ( )
This is improved ( X ) property, known as 309 Gatewood Avenue, Nashville, TN 37207
(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 14th day of February, 19 97

Dillard Black Jr.
DILLARD BLACK, JR.

Mary A. Black
MARY A. BLACK

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DILLARD BLACK, JR. AND MARY A. BLACK, HUSBAND AND WIFE

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 Brentwood, Tennessee, this 14th day of February

Commission expires May 16, 1998

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

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

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# WARRANTY DEED

## FROM

DILLARD BLACK, JR. AND MARY A. BLACK,
HUSBAND AND WIFE

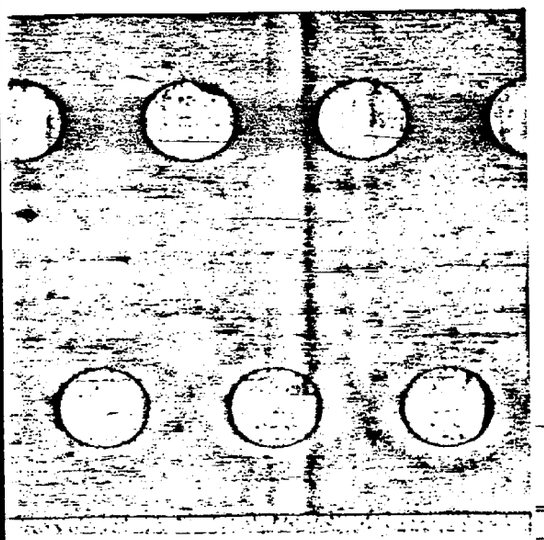
## TO

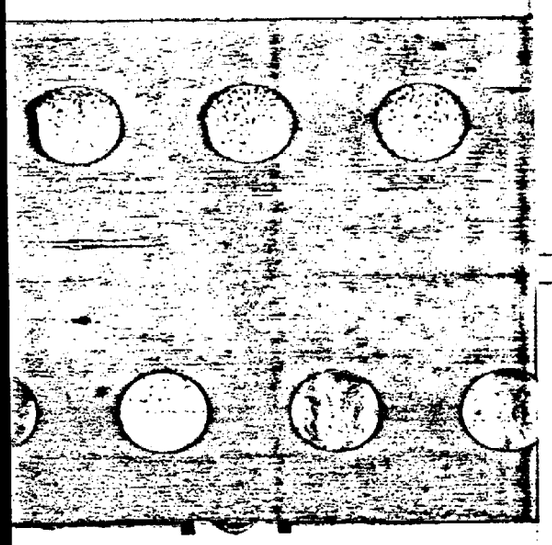
DONALD G. MUZZY AND TENALEE MUZZY,
HUSBAND AND WIFE

## RETURN TO:

Jack Case Wilson, Attorney
7100 Executive Center Dr. #150
Brentwood, TN 37027

8456 02/21 0101 03CHECK 246.10





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

RECEIVED OF _____

FOR _____

BOOK 10355 PG 366

| | | |
|---|---|---|
| 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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 12.00
TOTAL 246.10
CHECK 246.10

02/21/97 01 10:06 0001 8456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274979
IDENTIF. # REFERENCE

97 FEB 21 A 11:01
DAVIDSON COUNTY, TN.

No. 1118897