58

# WARRANTY DEED

BOOK 10405 PG 866

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brandon E. Rustin (NAME) | First Republic Mortgage (NAME) | MAP 162-16A |
| 25 Sycamore Court (ADDRESS) | 3212 West End Avenue, Suite 500 (ADDRESS) | PARCEL 87 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (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, Edwin R. Tapia and wife, Linda Gail Tapia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon E. Rustin

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:

LAND in Davidson County, Tennessee, being Unit Number 25 on the Plan of Hickory Hollow Condominiums (formerly Mill Creek Club Condominiums, Phase 1, Section 1) as of record in Book 5050, page 103, (which supercedes Book 4860, page 11), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edwin R. Tapia and wife, Linda Gail Tapia by deed form Louis F. Tapia and wife, E. Lorraine Tapia of record in Book 8037, page 751, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 4860, page 11, and revised in Book 5050, page 103, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Declaration of covenants, restrictions and conditions as set out in Book 4792, page 725, Register's Office for Davidson County, Tennessee.

CONTINUED

This is improved ( X ) unimproved ( ) property, known as 25 Sycamore Court, Antioch, TN 37013
(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 28th day of February, 19 97

Edwin R. Tapia

Linda Gail Tapia

BOOK 10405 PG 867

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 Edwin R. Tapia and wife, Linda Gail Tapia

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 Franklin, Tennessee, this 28th day of February 19 97.

Commission expires 11/22/97

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

LEGAL DESCRIPTION CONTINUED

Covenants, conditions and restrictions and agreements in Book 4887, page 961, amended in Book 5000, page 607 and in Book 5101, page 809, Register's Office for Davidson County, Tennessee.

5600 04/04 0101 03CHECK 214.35

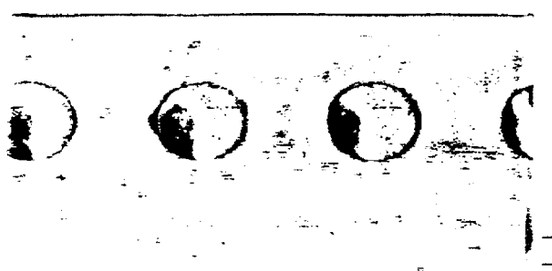


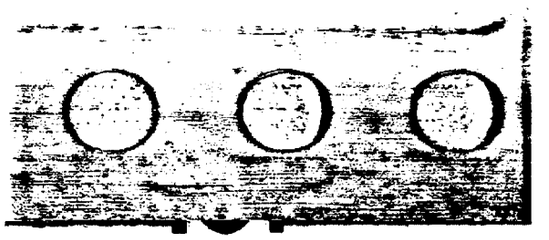
0290958
IDENTIFICATION REFERENCE

97 APR -4 AM 9:10
FELIX Z. BELSON II REGISTER
DAVIDSON COUNTY, TN.









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

RECEIVED OF _____

FOR _____

BOOK 10405 PG 868

| | | |
|---|---|---|
| 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 55500.00
CON TX 205.35
PRFEE 1.00
WDEED 8.00
TOTAL 214.35
CHECK 214.35

04/04/97 01 09:14 0001 5600

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

0290958
IDENTIF. & REFERENCE

97 APR -4 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1135845