24

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 3-27-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stuart T. Duerson (NAME) | The Bank of Nashville (NAME) | MAP 103-5 |
| 6453 Fleetwood Drive (ADDRESS) | 401 Church Street (ADDRESS) | PARCEL 65 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 8DA52285 |

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, Bessie S. Fowler and Barbara L. Witham, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart T. Duerson, unmarried

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 Lot 291, Plan of Horton Heights, Section H, as recorded in Book 3600, Page 100, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bessie S. Fowler and Barbara L. Witham, as joint tenants with right of survivorship by deed from Bessie S. Fowler of record in Book 6535, Page 239, Register's Office, Davidson County, Tennessee.

Barbara L. Witham executed this instrument on behalf of Bessie S. Fowler pursuant to a Power of Attorney of record in Book 6779, Page 106, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to public utility and drainage easement, utility anchor easement, and minimum building setback line of record in Book 3600, Page 100, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 6453 Fleetwood Drive, Nashville, TN 37209
(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 3rd day of April 19 97

Bessie S. Fowler
By: Bessie S. Fowler by Barbara L. Witham, Attorney-in-fact
Barbara L. Witham, Attorney-in-fact

Barbara L. Witham

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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 FLORIDA )
COUNTY OF Pinellas )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barbara L. Witham the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Clearwater, Florida, this the 3 day of April, 1997.

NOTARY PUBLIC

ANN M. HOURDAS
MY COMMISSION # CC451218 EXPIRES
April 8, 1999
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires:

STATE OF FLORIDA )
COUNTY OF Pinellas )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barbara L. Witham as Attorney-in-Fact for Bessie S. Fowler, 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 and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Clearwater, Florida, this the 3 day of April, 1997.

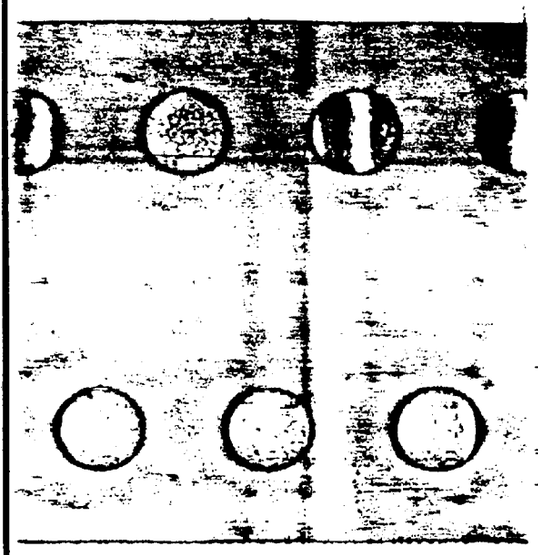
NOTARY PUBLIC

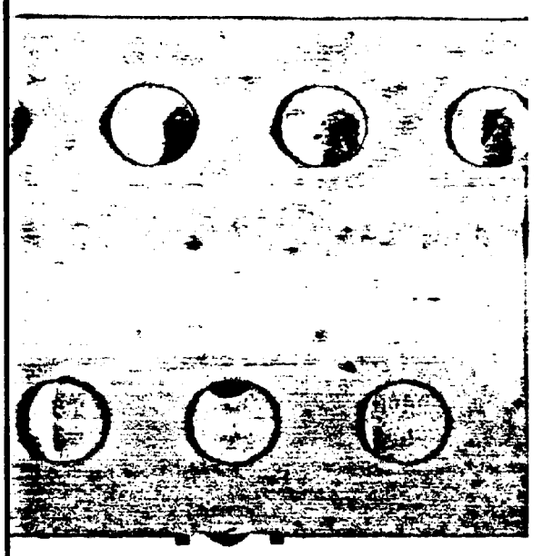
My Commission Expires:

ANN M. HOURDAS
MY COMMISSION # CC451218 EXPIRES
April 8, 1999
BONDED THRU TROY FAIN INSURANCE, INC

7220 04/08 0101 03CHECK 471-50

97 APR -8 PM 1:00





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10410 PG 229

| | | |
|---|---|---|
| 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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/08/97 01 13:02 0001 7220

02924,07

IDENTIFICATION

97 APR -8 PM 1:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1137448