Box 11

BOOK 10456 PG 537

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,681.82

Thedic C. Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: 1/24/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thedic Carletha Burns (NAME) | Regions Mortgage, Inc. (NAME) | 71-8-203 |
| 523 Wesley Avenue (ADDRESS) | P.O. Box 2153 (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Birmingham, Alabama 35287-0050 (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, Effait Skipper and wife, Deborah L. Skipper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thedic Carletha Burns, 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:

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Section 1, Joywood Heights, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description of said lot.

Being the same property conveyed to Effait Skipper and wife, Deborah L. Skipper by deed from Deborah L. Alford of record in Book 6622, page 949, said Register's Office.

The grantee hereby assumes and agrees to pay that certain Deed of Trust of record in Book 6691, page 389, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 523 Wesley 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 12th day of May 19 97

Effait Skipper

Deborah L. Skipper

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Effait Skipper and wife, Deborah L. Skipper

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 Nashville, Tennessee, this 12th day of May, 19 97.

Commission expires 1/24/98

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 _____

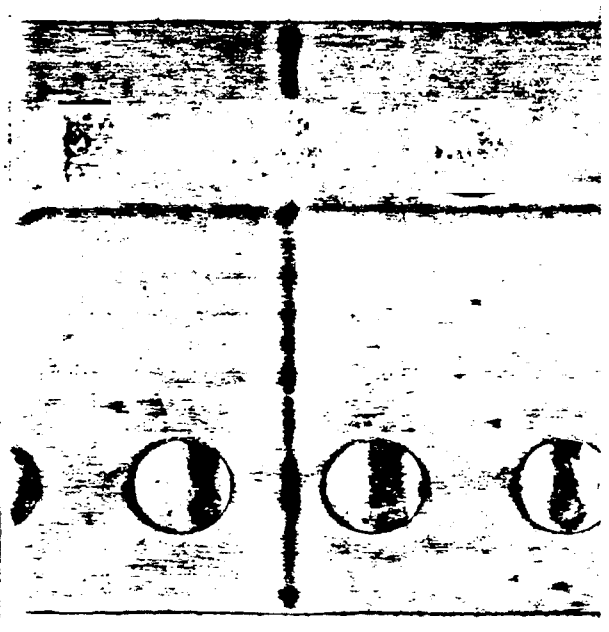
Notary Public

03056554
IDENTIFICATION REFERENCE
07 MAY 16 PM 1:18
REGISTER'S OFFICE
DAVIDSON COUNTY, TN



RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1823 05/16 0100 05MAY16 21.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

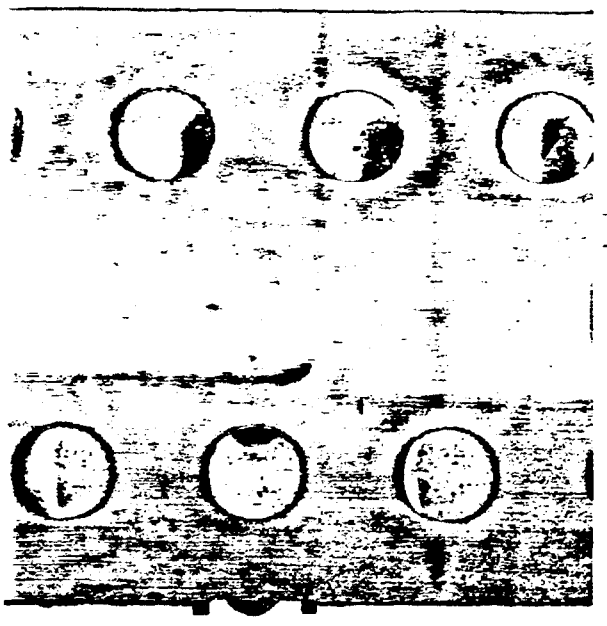
RECEIVED OF _____

FOR _____

BOOK 10456 PG 539

| | | |
|---|---|---|
| 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 54681.82
CON TX 202.33
PRFEE 1.00
WDEED 8.00
TOTAL 211.33
CHECK 211.33

05/16/97 01 10:46 0001 1823

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

0305654
IDENTIF. ↑ REFERENCE

97 MAY 16 AM 10:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No.** 1151237