Box 1

BOOK 10470 PG 496

# WARRANTY DEED

ZANA G. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,700.00

Amanda L. Duncan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amanda L. Duncan (NAME) | CTX Mortgage Company (NAME) | MAP 148-08 |
| 4405 Dowdy Drive (ADDRESS) | P. O. Box 19000 (ADDRESS) | PARCEL 154 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Dallas, TX 75219-9000 (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, James C. Pritchard and wife, Tammy L. Boyer Pritchard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda L. Duncan

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 No. 160 on the Plan of Hazelwood, Section 13, as of record in Book 4595, page 98, Register's Office for Davidson County, Tennessee.

SAID Lot No. 160 fronts 65.06 feet on the southerly margin of Dowdy Drive and extends back 109.20 feet on the westerly line and 171.41 feet on the easterly line to a line in the rear measuring 86.47 feet.

Being the same property conveyed to Tammy L. Boyer and Barbara A. Hoye by deed from Everett Bryant Woodroof and wife, Hazel C. Woodroof of record in Book 6451, page 112, Register's Office for said County. See also Quitclaim Deed from Barbara A. Hoye to Tammy L. Boyer Pritchard of record in Book 10470, page 494, said Register's Office.

97 MAY 29 AM 10:41
ELLIA ... REGISTER
DAVIDSON COUNTY, TN.

0309585
IDENTIFICATION REFERENCE

This is (unimproved ( ) improved (X)) property, known as 4405 Dowdy Drive, 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 May 19 97

James C. Pritchard

Tammy L. Boyer Pritchard

BOOK 10470 PG 497

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 James C.Pritchard and wife, Tammy L. Boyer Pritchard

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 28th day of May, 97.

Commission expires January 20, 1999

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

6215 05/29 0101 03CHECK 307.59

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10470 PG 498

| | | |
|---|---|---|
| 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 80700.00
CON TX 298.59
PRFEE 1.00
WDEED 8.00
TOTAL 307.59
CHECK 307-59

05/29/97 01 10:47 0001 6215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309585

IDENTIFICATION REFERENCE

97 MAY 29 AM 10:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]