BOOK 10477 PG 788

FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,200.00

Michael D Folsom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 97

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(NOTARY 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 |
|---|---|---|
| Michael D. Folsom (NAME) | Union Planters National Bank (NAME) | MAP 86-7 |
| 1204 Jackson's Hill Road (ADDRESS) | P.O. Box 3137 (ADDRESS) | PARCEL 118 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Memphis, TN 38173-0137 (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, David A. Petersen and Jennifer J. Petersen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Folsom and wife, Kim Marie Folsom

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:

"ATTACHED LEGAL DESCRIPTION"

BEING Lot No. 75, on the plan of Resubdivision of Lots 75, 76, 77, 112, 113 & 114, Jackson's Retreat, Phase 2, of record in Plat Book 6250, Page 194, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to David A. Petersen and wife, Jennifer J. Petersen by deed from Glen Ross Andrews and wife, Ann Williams Bronaugh Andrews, of record in Book 9719, Page 287, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6806, Page 256, Book 7127, Page 775, Book 5741, Page 360, Book 6176, Page 9139, Book 6264, Page 658 and Book 5200, Page 673, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 5745, Page 294, said Register's Office.

This is improved ( X ) unimproved ( ) property, known as 1204 Jackson's Hill Road, Hermitage, TN 37076
(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 29th day of May 19 97

David A. Petersen

Jennifer J. Petersen

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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 David A. Petersen and Jennifer J. Petersen

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 29th day of May, 19 97.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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

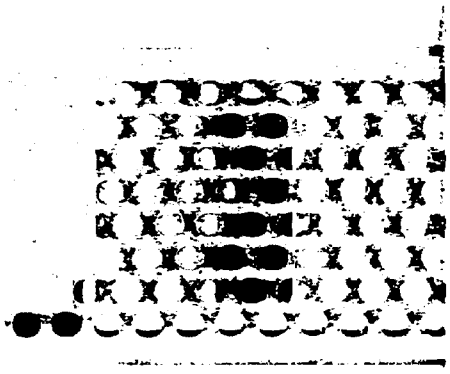
8248 06/03 0101 03CHECK 390.84

03111483

IDENTIF. ↑ REFERENCE

97 JUN -3 PM 2:59

FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10477 PG 790

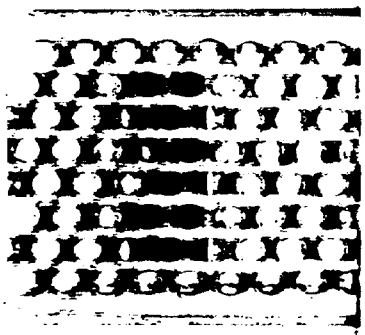
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
103200.00
CON TX 381.84
PRFEE 1.00
WDEED 8.00
TOTAL 390.84
CHECK 390.84

06/03/97 01 15:01 0001 8248

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



03111483
IDENTIF. ↑ REFERENCE

97 JUN -3 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1158180