BOOK 10590 PG 708

BOX #19B

G#97-6-37K

# WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Tracey L. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 97

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| TRACEY L. ANDERSON (NAME) | FRANKLIN AMERICAN MORTGAGE COMPANY (NAME) | MAP 162-01-0-C |
| 608 Hickory Glade Court (ADDRESS) | 214 Overlook Court, Suite 150 (ADDRESS) | PARCEL 070co |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | FB #05DU-77465 |

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~~ I DORIS WARD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRACEY L. ANDERSON, 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 Unit No. 70 on the Plan of Hickory Glad, Phase 2, a Planned Unit Development, as of record in Book 6250, Page 888, and as amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Doris Ward, unmarried, by Deed from Denise Kelley Van Buren, married, of record in Book 10230, Page 428, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Hickory Glade, of record in Book 6824, Page 929, and re-recorded in Book 6898, Page 896, and as amended in Book 6824, Page 952, and re-recorded in Book 6898, Page 919, in Book 6898, Page 920, in Book 6957, Page 473, and in Book 7959, Page 869, said Register's Office; By-Laws of Hickory Glade Homeowners' Association, Inc., of record in Book 6878, Page 390, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 608 Hickory Glade 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 my hand this 20th day of June 1997

Doris Ward
DORIS WARD

DCTN01WC

BOOK 10590 PG 709

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 DORIS WARD, UNMARRIED

the bargainor _____, 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 Brentwood, Tennessee, this 20th day of June 19 97.

Commission expires July 24, 1999

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0318269

IDENTIF. ▲ REFERENCE

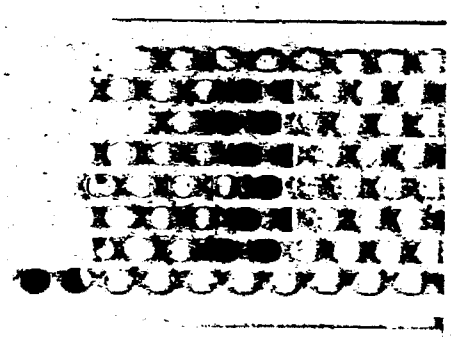
97 JUN 20 PM 3:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



5731 06/20 0101 03CHECK 301.30

DCTN01WC



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

*RECEIVED OF* _____

FOR _____

BOOK 10500 PG 710

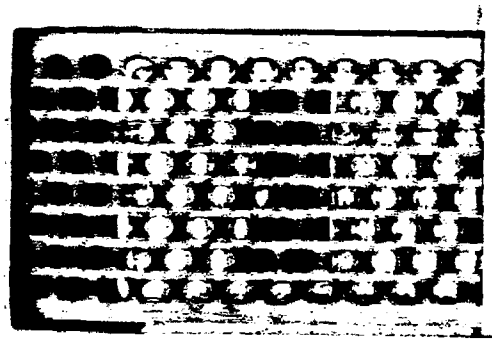
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

| | |
|---|---|
| CAMT | 79000.00 |
| CON TX | 292.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 301.30 |
| CHECK | 301.30 |

06/20/97 01 15:42 0001 5731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 18269
IDENTIF. ↑ REFERENCE

97 JUN 20 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1165371