BOOK 10503 PG 125

WARRANTY DEED

THIS INDENTURE, made and entered into this June 12, 1997, by and between Carlton Enterprises, Inc., a Corporation organized and existing under the laws of the State of Tennessee, with its' principal place of business being located in Loudon County, Tennessee,

hereinafter called Grantor,

and Jeffrey A. Cardenas, unmarried

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the SECOND (2nd) **Civil District of the County of** Davidson, **, State of Tennessee, to wit:**

LOCATED and being situated in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 17 on the Plan of the Resubdivision of Lots 11 through 30 Brittany Park Subdivision, Phase 1A, a Planned Unit Development, as shown of record in Map Book 9700, Page 263, Boundary Plat of record in Book 7900, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

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

MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
97 JUN 24 AM 9:38

IDENTIF. → REFERENCE 0319033

Being ~~all or~~ **part of same property described in the** Davidson **County Register's Deed Book** 8126 **Page** 85, and Deed Book 9242, Page 133.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

6564 06/24 0101 03CHECK 333.49

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any subdivision restrictions, including Deed Book 10016, Page 870;

Any existing easements, including Map Book 9700, Page 46, and Deed Book 10016, Page 870;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

The Scrivener of this instrument does not make any representation as to the state of title of the property described herein.

Carlton Enterprises, Inc.

By: Tammy J. Gray Closing Manager
Tammy J. Gray, Closing Manager

Manager

OFF REC

STATE OF TENNESSEE, COUNTY OF ;ss BOOK 10503 PG 126

On this _____, before me personally appeared

_____

_____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF KNOX ;ss

On this June 12, 1997, before me, the undersigned authority of the State and County mentioned, personally appeared Tammy J. Gray, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Closing Manager of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires: 10/30/99 Angela Ford NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____, before me

_____ own

to be the person who executed the foregoing instrument in behalf of _____

and acknowledged that he executed the same as the free act and deed of _____.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:ss

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 87,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffrey A. Cardenas
Affiant

Subscribed and sworn to before me this 16th day of June, 1997.

Judy S. Wells
Notary Public

My commission expires: 9/26/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 26, 2000

THIS INSTRUMENT PREPARED FOR RECORDING BY:
J. Nolan Sharbel, Attorney
Carlton Plaza, Suite 200
7815 Kingston Pike
Knoxville, Tennessee 37919

State Tax	$	
Register's Fee	$	1.00
Recording Fee	$	
Total	$	

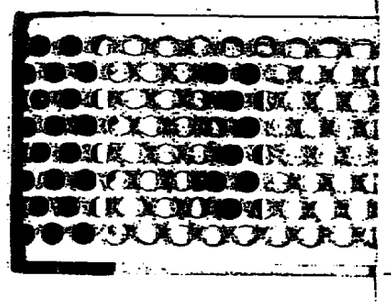
Person or Agency responsible for payment of taxes:
UNION PLANTERS NATIONAL BANK

Name Jeffrey A. Cardenas
Address 213 Brittany Park Circle
Antioch, Tennessee 37013
Property Address 213 Brittany Park Circle
Antioch, Tennessee 37013
Mail Tax Notice to P O Box 2926
Memphis, TN 38101-2926
LOAN NUMBER 209996737
FILE NUMBER 97-05010.JNS
CLT NUMBER

Map & Parcel: 162-12-A-17.00
Field Book & Page: 5 DU-78132

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFF REC



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

RECEIVED OF _____

FOR _____

BOOK 10503 PG 127

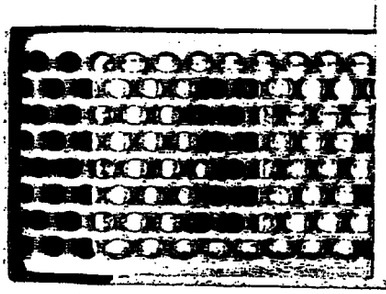
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87700.00
CON TX 324.49
PRFEE 1.00
WDEED 8.00
TOTAL 333.49
CHECK 333.49

06/24/97 01 09:39 0001 6564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03'19033
IDENTIF. ↑ REFERENCE

97 JUN 24 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166396