BOOK 10564 PG 283

0336203

IDENTIF. & REFERENCE

MAIL TAX

97 AUG 11 AM 9:50

FELIX A. JONES, REGISTER
DAVIDSON CO. TN.

WARRANTY DEED

THIS INDENTURE, made and entered into this July 29, 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 Russell E. Harkins, III and wife, Roxann R. Harkins,

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 25 on the Plan of the Resubdivision of Lots 11 through 30 Brittany Park, Phase 1-A, 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.

5387 08/11 0101 03CHECK 355.14

Being all ~~or~~ part of same property described in the Davidson County Register's Deed Book 8128 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.

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 263, 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: Angela Jo Martin, Asst Gen Mgr

Angela Jo Martin, Assitant General Manager

BOOK 10564 PG 284

STATE OF TENNESSEE, COUNTY OF ;ss

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 July 29, 1997, before me, the undersigned authority of the State and County mentioned, personally appeared Angela Jo Martin 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 Assistant General 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 Jo Ford, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____, befo

_____

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 $ 93,550.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 5th day of August, 1997.

_____, Notary Public

My commission expires: 9/23/

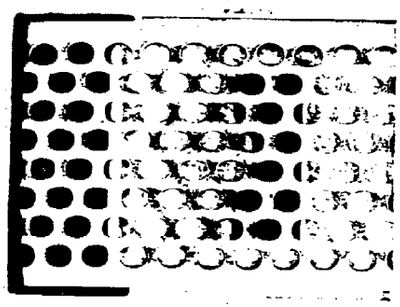
JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2000

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:
FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.
Name Russell E. Harkins, III and wife, Roxann R. Harkins
Address 214 Brittany Park Circle
Antioch, Tennessee 37013
Property Address 214 Brittany Park Circle
Antioch, Tennessee 37013
Mail Tax Notice to P. O. Box 146
Memphis, TN 38101
LOAN NUMBER _____
FILE NUMBER 97-07012.JNS
CLT NUMBER _____

MAP AND PARCEL: 162-12-A-25.00
FIELD BOOK AND PAGE: 5DU-78140



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

RECEIVED OF _____

FOR _____ BOOK 10564 PG 285

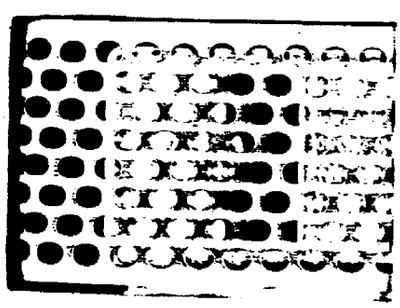
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	93550.00
CON TX	346.14
PRFEE	1.00
WDEED	8.00
TOTAL	355.14
CHECK	355.14

08/11/97 03 12:51 0001 5387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0336203
IDENTIF. # REFERENCE

97 AUG 11 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184966