This Instrument Prepared By:
Broker's Escrow Services, Inc.
207 Donelson Pike
Nashville, Tennessee 37214

BOOK 10576 PG 712

ADDRESS NEW OWNER:
CHARLES W. VARDEN, JR., and KANDI D. VARDEN
408 Cottonwood Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **96-6**
PARCEL **103**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROBERT B. HATTER, JR. and wife, KATHRYN A. HATTER** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **CHARLES W. VARDEN, JR. and wife, KANDI D. VARDEN**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Cloverhill Section IV, as of record in Plat Book 2133, Page 62, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert B. Hatter, Jr. and wife, Kathryn A. Hatter by deed from Maurice A. Smith and wife, Patricia W. Smith of record in Book 8322, Page 855, Register's Office for Davidson County, Tennessee.

This is improved property known as 408 Cottonwood Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee

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, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out and GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 18th day of August, 1997.

BOOK 10576 PG 713

ROBERT B. HATTER, JR.

KATHRYN A. HATTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **ROBERT B. HATTER, JR. and wife, KATHRYN A. HATTER,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August, 1997.

Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/3/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $74,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of August, 1997.

Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/3/2001

0339757
IDENTIF. & REFERENCE

97 AUG 21 AM 10:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9208 08/21 0101 03CHECK 2[illegible]-6[illegible]

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

RECEIVED OF _____

FOR _____

BOOK 10576 PG 714

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	74530.00
CO TX	275.65
PRFEE	1.00
WDEED	6.00
TOTAL	284.65
CHECK	284.65

08/21/97 01 10:51 0001 920B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339757
IDENTIF. # REFERENCE

97 AUG 21 AM 10:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188747