5

BOOK 10608 PG 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of September, 1997.

Notary Public

MY COMMISSION EXPIRES

My Commission Expires NOV. 25, 2000 (AFFIX SEAL)

DANA SUMMAVILLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel Stan | First Trust Mortgage Company | 84-13-17 |
| (NAME) | (NAME) | |
| 2118 Dearborn Drive | 6525 Quail Hollow Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Memphis, TN 38101 | |
| (CITY) (STATE) (ZIP) | (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, **CAROL WALKER AND BARBARA BALTZ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL STAN AND WIFE, RODICA STAN** , 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:

Being Lot No. 84 on the Map of Donelson Hills, as of record in Book 2331, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James B. Fowlkes and wife, Delphia S. Fowlkes by deed from Charles S. Melton and wife, Ruth Queen Melton of record in Book 2924, Page 558, Register's Office for Davidson County, Tennessee. Being further conveyed to Delphia Smith Fowlkes by quitclaim deed from James Buford Fowlkes of record in Book 5892, Page 926, said Register's Office.
Delphia Hewitt, formerly known as Delphia Smith Fowlkes, died intestate February 18, 1997. Pursuant to the Last Will and Testament of Delphia Hewitt dated November 30, 1982 and Order recorded in the Probate Court, Docket No. 97P518, on May 1, 1997, the property has been conveyed to Barbara Baltz and Carol Walker.

Barbara Baltz executes this Warranty Deed for and on behalf of herself and Carol Walker pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2118 Dearborn Drive, Nashville, TN 37214
(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 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/our hand(s) this 10th day of September, 1997.

Carol Walker
BY: Barbara Baltz
Barbara Baltz, Attorney in Fact

Barbara Baltz
Barbara Baltz

97 SEP 15 AM 8:35
FELIX Z. REGISTER
DAVIDSON CO. TN.

IDENTIF. & REFERENCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10608 PG 35

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Baltz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 10th day of September, 1997

Commission expires:

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Dana Summarell

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Barbara Baltz, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Carol Walker, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Carol Walker. WITNESS my hand and Notarial Seal this 10th day of September, 1997.

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

My Commission Expires NOV. 25, 2000

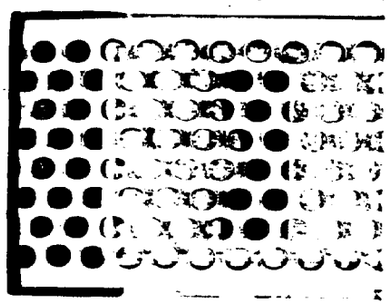
Dana Summarell

Notary Public

8307 09/15 0101 03CHECK 421-55

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

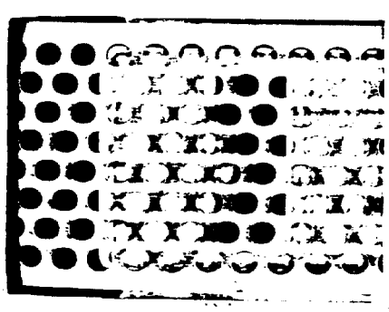
FOR _____ BOOK 10608 PG 36

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CASH
111500.00
CON TX 412.55
PRFEE 1.00
WDEED 8.00
TOTAL 421.55
CHECK 421.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0348241
IDENTIF. # REFERENCE

97 SEP 15 AM 8:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1197742