BOOK 10624 PG 888

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 1997

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~ 5-27-2001

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rex B. Warden | First Republic Mortgage Corporation | 148-06-094 |
| (NAME) | (NAME) | |
| 3811 Ezell Road | 3212 West End Avenue, #500 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, Tennessee 37203 | |
| (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, **MARY E. DILLON, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REX B. WARDEN, MARRIED** 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 Lot No. 80 on the Plan of Murray Heights Subdivision, of record in Plat Book 2663, Page 37, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mary E. Dillon, unmarried by deed from Deborah F. Denney Riddle and husband, Ron Delton Riddle of record in Book 8829, Page 715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved ( X ) property, known as 3811 Ezell Road, Nashville, TN 37211
(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 26th day of September, 1997.

Mary E. Dillon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Mary E. Dillon, unmarried, 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 Antioch, Tennessee this 26th day of September, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

IDENTIFICATION REFERENCE 0353276

97 SEP 29 PM 1:49 FELIX Z. ELLISON II REGISTER DAVIDSON COUNTY, TN.

MAIL TO:

3720 0329 0101 03CHECK 293-9

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

RECEIVED OF _____

FOR _____

BOOK 10624 PG 889

| | | |
|---|---|---|
| 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 | 77000.00 |
| CON TX | 284.90 |
| PRFEE | 1.00 |
| MIEED | 8.00 |
| TOTAL | 293.90 |
| CHECK | 293.90 |

09/29/97 01 13:31 0001 3720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0353276
IDENTIFICATION REFERENCE

97 SEP 29 PM 1:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1203088