BOOK 10634 PG 414

3

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 97

VALERIE D. WRIGHT NOTARY PUBLIC KNOX COUNTY TENNESSEE LARGE (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: May 27, 2001

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julie L. Owens (NAME) | Southeastern Mortgage of Tennessee, (NAME) | 104-14G-058CO |
| 97 Victoria Park (ADDRESS) | 115 29th Avenue South (ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37212 (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, J. T. Anderson, Jr. and wife, Valerie L. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie L. Owens, unmarried

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. 95 on the Revised Final Plat of Whitworth, Phase One, of record in Book 7900, Pages 140-144 and Surveyors Certificate of Correction in Book 8734, Page 747, said Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to J. T. Anderson, Jr. and wife, Valerie L. Anderson, by Deed from Rochford Realty and Construction Co., Inc. a Tennessee corporation, of record in Book 8663, Page 950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 8026, page 305, Book 8047, Page 243, amended in Book 8282, Page 45, and Book 9778, Page 27, said Register's Office; easements and setback lines as set forth on the above plan of record.

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

unimproved ( )
This is improved ( X ) property, known as 97 Victoria Park, Nashville, TN 37205
(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 and 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 our hand s this 25th day of September 19 97

J. T. Anderson, Jr.

Valerie L. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. T. Anderson, Jr. and wife, Valerie L. Anderson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 25th day of September 19 .

Commission expires May 27, 2001

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

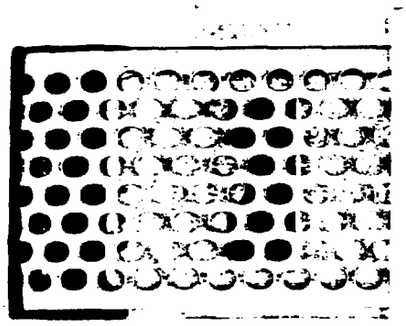
_____
Notary Public



0355667
IDENTIF. & REFERENCE

97 OCT -3 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6273 10/03 0101 03CHECK 1370-23



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

RECEIVED OF _____

FOR _____

BOOK 10634 PG 416

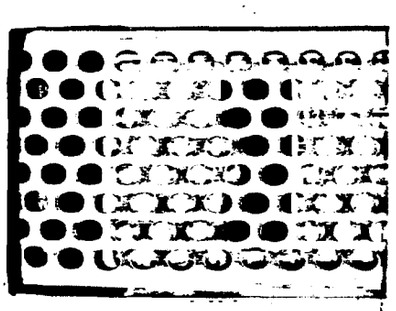
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
367900.00
CON TX 1361.23
PRFEE 1.00
WDEED 8.00
TOTAL 1370.23
CHECK 1370.23

10/03/97 01 14149 0001 6273

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0355667
IDENTIF. ↑ REFERENCE

97 OCT -3 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205615