BOOK 10661 PG 840

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 6-13-2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CRAIG

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LEAH M. FOWLER (NAME) | FRANKLIN AMERICAN MORTGAGE (NAME) | MAP 62-02 |
| 3005 DELTA QUEEN DRIVE (ADDRESS) | 214 OVERLOOK COURT, SUITE 150 (ADDRESS) | GROUP A |
| NASHVILLE, TN 37214 (CITY) (STATE) (ZIP) | BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP) | PARCEL 110.00CO |

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, DWAYNE HYLICK AND WIFE, KIMBERLY HYLICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEAH M. FOWLER AND PRENTICE R. MORGAN

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. 110, on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, page 741, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to DWAYNE HYLICK AND WIFE, KIMBERLY HYLICK by Deed of record in Book 7783, page 391, Register's Office for Davidson County, Tennessee.

0363702
IDENTIF. & REFERENCE

97 OCT 29 AM 9:54
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved ( X ) property, known as 3005 DELTA QUEEN 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 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 27th day of October 19 97

Dwayne Hylick
DWAYNE HYLICK

Kimberly Hylick
KIMBERLY HYLICK

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 DWAYNE HYLICK AND WIFE, KIMBERLY HYLICK

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 GOODLETTSVILLE, Tennessee, this 27th day of October, 19 97.

Commission expires 6-13-2000

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

4908 10/29 0101 03CHECK 349.40

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

RECEIVED OF _____

FOR _____

BOOK 10661 PG 842

| | | |
|---|---|---|
| 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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

10/29/97 01 09:55 0001 4908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363702
IDENTIFYING REFERENCE

97 OCT 29 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1214147