BOOK 10707 PG 861

File in Box No. 19 B

# WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

STATE OF TENNESSEE #97-11-55-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE | MAP-PARCEL NUMBERS |
|---|---|---|
| DUANE L. STARR | HOMECOMINGS FINANCIAL NETWORK, INC. | MAP 161-07 |
| (NAME) | (NAME) | |
| 5131 Amalie Drive | 12600 Whitewater Drive | PARCEL 102 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Minnetonka, MN 55343 | FB #06DU-63738 |
| (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, CONSTANCE B SUGGS, JENEENE B. REDMOND, GORDON S. BANKS, AND JOHN C. BANKS, BEING THE SOLE-HEIRS-AT-LAW OF CONSTANCE L. BANKS, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DUANE L. STARR AND WIFE, PATSY R. STARR

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. 24 on the Plan of McMurray Woods Addition, Section One, as of record in Book 4675, Pages 6 & 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Samuel O. Banks, Jr., and wife, Constance L. Banks, by Deed from Brent Valley Builders, Inc., of record in Book 4801, Page 787, Register's Office for Davidson County, Tennessee. The said Samuel O. Banks, Jr., and Constance L. Banks having since died. The said Samuel O. Banks, Jr., having predeceased Constance L. Banks. Constance B. Suggs, Jeneene B. Redmond, Gordon S. Banks, and John C. Banks, being the Sole Heirs-At-Law of Constance L. Banks, deceased.

THIS conveyance is subject to restrictive covenants of record in Book 4727, Page 673, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THIS instrument is being executed in behalf of John C. Banks pursuant to a Power of Attorney executed by same on the 17th day of November, 1997, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 5131 Amalie Drive, 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 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 November 1997

Constance B. Suggs
CONSTANCE B. SUGGS
HEIRS-AT-LAW OF CONSTANCE L. BANKS

Gordon S. Banks
GORDON S. BANKS
HEIRS-AT-LAW OF CONSTANCE L. BANKS

Jeneene B. Redmond
JENEENE B. REDMOND
HEIRS-AT-LAW OF CONSTANCE L. BANKS

John C. Banks
JOHN C. BANKS
HEIRS-AT-LAW OF CONSTANCE L. BANKS
By: Gordon S. Banks, Attorney-in-Fact
Gordon S. Banks

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____
Notary Public

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

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 CONSTANCE B. SUGGS, JENEENE B. REDMOND, AND GORDON S. BANKS, 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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 25th day of November, 1997.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE ) COUNTY OF DAVIDSON )

On this 25th day of November, 1997, before me personally appeared GORDON S. BANKS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of JOHN C. BANKS, and acknowledged that he executed the same as the free act and deed of the said JOHN C. BANKS.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



7005 12/04 0101 CHECK 410-

97 DEC -4 AM 8:20

03/03/74

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ 10707 PG 863

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

CAPT
CON TX 401.45
PRFEE 1.00
MTGEE 8.00
TOTAL 410.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03763745
IDENTIFICATION REFERENCE

97 DEC -4 AM 8:20

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No.1227826