BOOK 10740 PG 436

WARRANTY DEED

THIS INDENTURE, made and entered into this December 19, 1997 **, by and between** Carlton Enterprises, Inc., a Corporation organized and existing under the laws of the State of Tennessee, with its' principal place of business being located in Loudon County, Tennessee,

hereinafter called Grantor,

and Loreto P. Biete and wife, Julie I. Biete

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the SECOND (2nd) **Civil District of the County of** Davidson **, State of Tennessee, to wit:**

LOCATED and being situated in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 18, on the Plan of the Resubdivision of Lots 11 through 30, Brittany Park Subdivision, a Planned Unit Development, Phase 1-A, of record in Map Book 9700, Page 263, Boundary Plat of record in Book 7900, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

6856 12/31 0101 03CHECK 334.23

Being all or part of same property described in the Davidson **County Register's Deed Book** 8128, **Page** 85, and Deed Book 9242, Page 133.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever, as tenants by the entirety.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any subdivision restrictions, including Deed Book 10016, Page 870;

Any existing easements, including Map Book 9700, Page 46, Deed Book 10016, Page 870;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

Carlton Enterprises, Inc.

By: Tammy J. Gray, Closing Manager
Tammy J. Gray, Closing Manager

The Scrivener of this instrument does not make any representation as to the state of title of the property described herein.

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____, before me personally appeared

_____

_____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF KNOX ;ss

On this December 19, 1997, before me, the undersigned authority of the State and County mentioned, personally appeared Tammy J. Gray with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Closing Manager _____ of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires: 10/30/99 _____ NOTARY PUBLIC

038534 IDENTIF. REFERENCE 97 DEC 31 AM 9:05 REGISTER'S OFFICE DAVIDSON COUNTY, TENN. MAIL ENV.

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____

_____

to be the person who executed the foregoing instrument in behalf of _____

and acknowledged that he executed the same as the free act and deed of _____

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:ss

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 87,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this _____ day of December 1997.

_____
Notary Public

My commission expires: 10/30/2001

THIS INSTRUMENT PREPARED FOR RECORDING BY:
J. Nolan Sharbel, Attorney
Carlton Plaza, Suite 200
7815 Kingston Pike
Knoxville, Tennessee 37919

State Tax	$	
Register's Fee	$	1.00
Recording Fee	$	
Total	$	

Person or Agency responsible for payment of taxes:
FIRST REPUBLIC MORTGAGE CORP.

Name Loreto Biete and wife, Julie Biete

Address 215 Brittany Park Circle
Antioch, Tennessee 37013

Property Address 215 Brittany Park Circle
Antioch, Tennessee 37013

Mail Tax Notice to 3212 West End Avenue, Suite 500
Nashville, TN 37203

LOAN NUMBER _____

FILE NUMBER 97-12011.JNS

CLT NUMBER _____

Map & Parcel: 162-12A 18.00CO
05DU 78133

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10740 PG 438

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	87900.00
CON TX	325.23
PRFEE	1.00
WDEED	8.00
TOTAL	334.23
CHECK	334.23

12/31/97 01 09:06 0001 6856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385340
IDENTIFICATION REFERENCE

97 DEC 31 AM 9:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1237552