3

WARRANTY DEED

ECASH-98-925

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 10846 PG 52
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite 10, Smyrna, TN 37167
155 Franklin Rd., Suite 350, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan W. Rice	America's Wholesale Lender	MAP 120-1-27
(NAME)	(NAME)	
735 Winthorne Drive	4500 Park Granda	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Calabasas, CA 91302-1613	
(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, Heirs of the estate of Margaret W. John

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan W. Rice, 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:

Being Lot No. 318 on the Plan of Glengarry Park, Section 3, as of record in Plat Book 2900, Page 25, 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 Frank B. John, Jr. and wife, Margaret W. John by deed from Robert H. Lewis and wife, Janet W. Lewis of record in Book 3570, page 87, said Register's Office.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 2960, page 5, Book 2743, page 231, Register's Office for said County.

0414435
IDENTIFICATION REFERENCE

98 MAR 19 PM 1:59

unimproved ( )
This is improved (X) property, known as 735 Winthorne Drive, Nashville, Tennessee
(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 my hand this 27th day of February 19 98

By Percy M. Waller P.O.A.
Mary Margret Ramsey
Mary Frances Tyree
Percy M. Waller

J. Wylene W. Peppers
Tyra J. Valeika
Nancy G. Thalacker

By Percy M. Waller P.O.A.
By Percy M. Waller P.O.A.
By Percy M. Waller P.O.A.

Betty Jo Adams

By Perry M. Waller P.O.A.

Rebecca R. Waller

By Perry M. Waller P.O.A.

Deborah L. Waller

By Perry M. Waller P.O.A.

Mary Margret Ramsay

By Perry M. Waller P.O.A.

James K. Waller

By Perry M. Waller P.O.A.

Rodney C. Waller

Thomas F. Waller

By Perry M. Waller P.O.A.

Barbara Jean Shanks

By Perry M. Waller P.O.A.

B207 03/19 0101 03CHECK 417.20

BOOK 10846 PG 54

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 Percy M. Waller, Mary Frances Tyree, Rodney C. Waller

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 Hermitage, Tennessee, this 27th day of February, 19 98

Commission expires 5/23/98

Notary Public

TRACEY TRUMPOUR 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

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known person who executed the foregoing insturment on behalf of Mary Margaret Ramsey and who acknowledged that he executed the same as the free act and deed of the said Mary Margaret Ramsey by virtue of that Power of Attorney, duly executed by the said Mary Margaret Ramsey and appearing of record in Book _____, page _____ , of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires; 5/23/98

Notary Public

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Rebecca R. Waller and who acknowledged that he executed the same as the free act and deed of the said Rebecca R. Waller by virtue of that Power of Attorney, duly executed by the said Rebecca R. Waller and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98 Notary Public

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Deborah L. Waller and who acknowledged that he executed the same as the free act and deed of the said Deborah L. Waller by virtue of that Power of Attorney, duly executed by the said Deborah L. Waller and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98 Notary Public

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of James K. Waller and who acknowledged that he executed the same as the free act and deed of the said James K. Waller by virtue of that Power of Attorney, duly executed by the said James K. Waller and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98 Notary Public

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Thomas F. Waller and who acknowledged that he executed the same as the free act and deed of the said Thomas F. Waller by virtue of that Power of Attorney, duly executed by the said Thomas F. Waller and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98 Notary Public

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Wylene W. Peppers and who acknowledged that he executed the same as the free act and deed of the said Wylene W. Peppers by virtue of that Power of Attorney, duly executed by the said Wylene W. Peppers and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98 Notary Public

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Tyra J. Valeika and who acknowledged that he executed the same as the free act and deed of the said Tyra J. Valeika by virtue of that Power of Attorney, duly executed by the said Tyra J. Valeika and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98 Notary Public

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Nancy G. Thalacker and who acknowledged that he executed the same as the free act and deed of the said Nancy G. Thalacker by virtue of that Power of Attorney, duly executed by the said Nancy G. Thalacker and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98 Notary Public

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Betty Jo Adams and who acknowledged that he executed the same as the free act and deed of the said Betty Jo Adams by virtue of that Power of Attorney, duly executed by the said Betty Jo Adams and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98 Notary Public

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

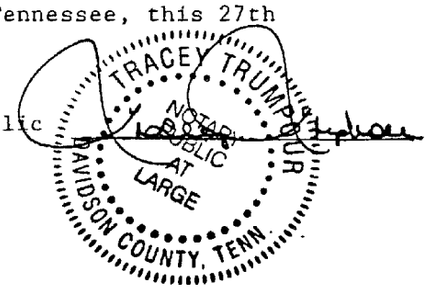
State of Tennessee
County of Davidson

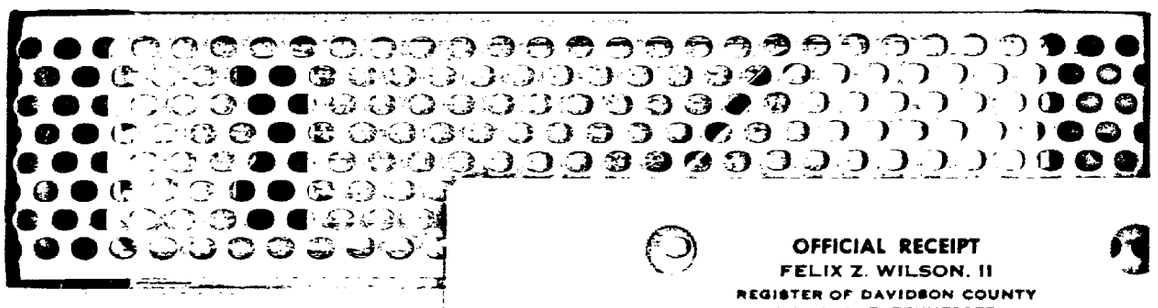
On this the 27th day of February, 1998, before me personally appeared Percy M. Waller to me known to be the person who executed the foregoing instrument on behalf of Barbara Jean Shanks and who acknowledged that he executed the same as the free act and deed of the said Barbara Jean Shanks by virtue of that Power of Attorney, duly executed by the said Barbara Jean Shanks and appearing of record in Book _____, page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official and seal at Hermitage, Tennessee, this 27th day of February, 1998.

My Commission Expires: 5/23/98

Notary Public





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

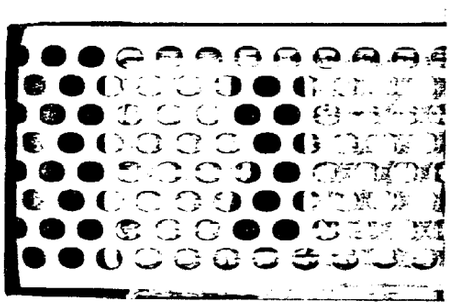
RECEIVED OF _____

FOR _____

BOOK 10846 PG 58

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 106000.00
CON TX 392.20
PRFEE 1.00
TDEED 24.00
ERR CO
MTG 24.00-
WDEED 24.00
TOTAL 417.20
CHECK 417.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/98 01 13:58 0001 8207

0414435
IDENTIF. A REFERENCE

98 MAR 19 PM 1:59

REGISTER
DAVIDSON COUNTY, TN

No. 1268555