Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1181

# WARRANTY DEED

BOOK 10866 PG 338

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven C. Hooper and wife Laura F. Hooper** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paige Manuel,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 434 on the Plan of Four Seasons Condominiums, of record in Book 5050, page 30, said Register's Office, and as Exhibit "D" to Master Deed of record in Book 6841, page 390, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven C. Hooper by instrument of record in Book 8826, page 180, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, by-laws, master deed, liens for dues, and to applicable easements and restrictions of record.

**This is improved property, known as:** 434 Summit Ridge Place, Nashville, TN 37215

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

4138 04/01 0101 03CHECK 231.00

Laura F. Smith and Steven C. Hooper appointed Charles W. Hooper as their respective Attorney in Fact by Limited Power of Attorney recorded herewith. The said Laura F. Smith having since married said Steven C. Hooper, and said Laura F. Smith now being Laura F. Hooper.

**WITNESS THE EXECUTION HEREOF** this 27th day of March, 1998

Steven C Hooper
**Steven C. Hooper**
by Charles W Hooper
Attorney in Fact

Laura F. Smith
Laura F. Hooper
**Laura F. Hooper**
By Charles W Hooper
Attorney in Fact

98 APR -1 PM 3:37

IDENTIFICATION REFERENCE
041998

**State of Tennessee )**
**County of Davidson )**

On this the 27th day of March, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Charles Hooper**, as Attorney In Fact for Steven C. Hooper and wife Laura S. Hooper the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed of Steven C. Hooper and wife, Laura S. Hooper.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

My Commission Expires: _____

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$60,000.00**.

Affiant

Sworn and subscribed before me on this the 27th day of March, 1998.

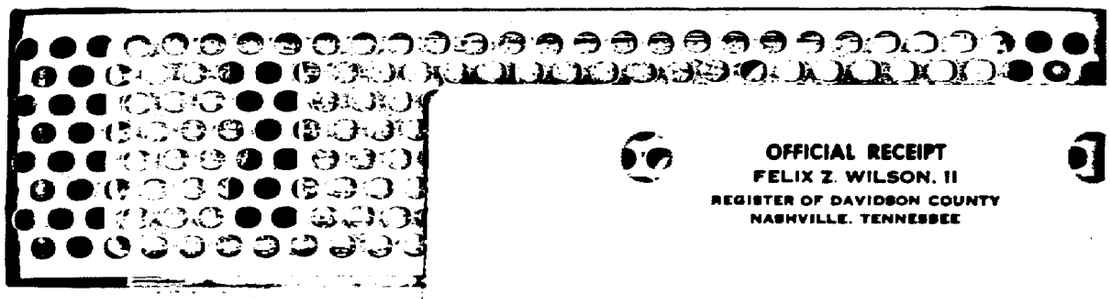
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

My Commission Expires: _____

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Paige Manuel | Franklin American Mortgage | 131-5-b-434co |
| 434 Summit Ridge Place | 214 Overlook Court, Suite 150 | |
| Nashville, TN 37215 | Brentwood, TN 37027 | |



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

RECEIVED OF _____

FOR _____

BOOK 10866 PG 340

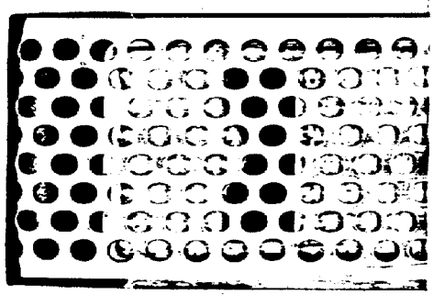
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

04/01/98 01 15:39 0001 4138

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



0419982
IDENTIF. & REFERENCE

98 APR -1 PM 3:37

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1274400