0421276

IDENTIF. ↑ REFERENCE

This Instrument Prepared By: mail
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

98 APR -3 PM 1:08

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Tammy O'Brien
5032 Greer Station
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow Road
Memphis, Tennessee 38120

MAP	**75-12**
GROUP	**A**
PARCEL	**75.CO**

BOOK 10871 PG 588

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kari A. Preuss, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Tammy O'Brien**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 150 on the Plan of Green Meadows at Cedar Creek, as of record in Book 7900, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Kari A. Preuss, unmarried by deed from E & S Builders, Inc. dated November 25, 1992, of record in Book 8800, page 405, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5032 Greer Station, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 75-12, Group A, Parcel 75.CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 8060, page 692 and amended in Trust Deed Book 8239, page 649, By-Laws of record in Trust Deed Book 8060, page 685 and the Charter for the Homeowner's Association in Book 8060, page 680, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 115, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 20 foot minimum building setback line from Greer Station Drive; 20 foot setback line from the rear; 3 foot setback from the westerly line and 7 foot setback from the easterly line; health department rules and regulations; 10 foot electrical easement and a 5 foot waterline easement along the front line of said lot; and a 15 to 33 foot easement for public utilities and drainage along the line(s) of said property.

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, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of March, 1998.

Kari A. Preuss

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kari A. Preuss, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $78,000.00.

Jammy O'Brien
AFFIANT

Subscribed and sworn to before me on this 31st day of March, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

5480 04/03 0101 03CHECK 301.

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

RECEIVED OF _____

FOR _____

BOOK 10871 PG 591

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 12.00
TOTAL 301.60
CHECK 301.60

04/03/98 01 13:10 0001 5480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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98 APR -3 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275729