File Box 24

BOOK 10886 PG 422

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant Rebecca S Greer

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 98

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

DIXIE SEAGRAVES ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rebecca S. Greer (NAME) | First American National Bank (NAME) | MAP 96-16A |
| 200 Lakebrink Drive (ADDRESS) | First American Center (ADDRESS) | PARCEL 84 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37237 (CITY) (STATE) (ZIP) | 3D 92583 |

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, John E. Schwinghamer and wife, Jean I. Schwinghamer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Rebecca S. Greer, 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 84, Larchwood, Phase One A, Section Four, as of record in Plat Book 6900, Page 843 as amended in Plat Book 6200, Page 924, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6299, Page 152 as re-recorded in Book 6301, Page 82 and as amended in Book 6391, Page 449; Book 7792, Page 540; Book 8032, Page 432 and Book 9827, Page 12; By-Laws of record in Book 6299, Page 166 as re-recorded in Book 6301, Page 96 and as amended in Book 6391, Page 459; Book 6873, Page 939 and Book 7271, Page 342; Charter of record in Book 6391, Page 434 as amended in Book 6391, Page 440; Deed to the Homeowners Association conveying common areas of record in Book 6767, Page 385 and Book 7440, Page 30, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John E. Schwinghamer and wife, Jean I. Schwinghamer by deed from Frank Batson Quality Homes, Inc. of record in Book 8189, Page 224, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved ( X ) property, known as 200 Lakebrink Drive, Nashville, TN 37214
(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 14th day of April 19 98

John E. Schwinghamer
John E. Schwinghamer

Jean I. Schwinghamer
Jean I. Schwinghamer

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 John E. Schwinghamer and wife, Jean I. Schwinghamer

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, Tennessee, this 14th day of April 19 98.

Commission expires 1-26-2002

Dixie Seagraves
Notary Public

DIXIE SEAGRAVES 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



0425604
RECEIVED FOR REFERENCE
98 APR 15 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4186 04/15 0101 03CHECK 371.60

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

RECEIVED OF _____

FOR _____

BOOK 10886 PG 424

| | | |
|---|---|---|
| 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 98000.00 |
| | | | | CON TX 362.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 371.60 |
| | | | | CHECK 371.60 |
| 04/15/98 | 01 | | | 08:54 0001 4186 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425604
IDENTIF. & REFERENCE

98 APR 15 AM 8:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280345