BOOK 10901 PG 875

WARRANTY DEED

THIS INDENTURE, made and entered into this April 14, 1998, 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 WENDY S. STANZIANO AND HUSBAND, THOMAS O. STANZIANO, JR.

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 27 on the Plan of the Resubdivision of Lots 11 through 30 Brittany Park Subdivision, Phase 1A, a Planned Unit Development, as shown 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.

98 APR 27 PM 3:00

REGISTER DAVIDSON COUNTY TN

IDENTIFIC & REFERENCE

04300007

MAIL ENV.

Being ~~XX~~ 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.

8902 04/27 0101 03CHECK 305.00

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, and Deed Book 10016, Page 870, and Deed Book 9700, Page 263;

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 14th day of April, 1998, 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 Angela S. Ford, NOTARY PUBLIC

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 $ 80,000.00 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 22nd day of April, 1998.

_____, Notary Public

My commission expires: 9/23/2002

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

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

Person or Agency responsible for payment of taxes:
SOUTHTRUST MORTGAGE CORPORATION

Name Thomas O. Stanziano, Jr.

Address 210 Brittany Park Circle
Antioch, Tennessee 37013

Property Address 210 Brittany Park Circle
Antioch, Tennessee 37013

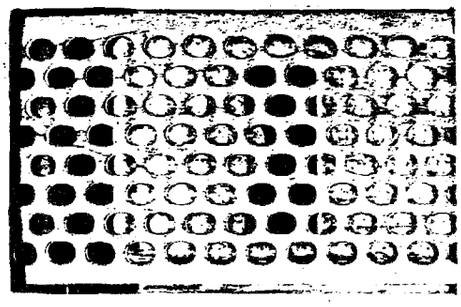
Mail Tax Notice to 210 Wildwood Parkway
Birmingham, AL 35209

LOAN NUMBER _____

FILE NUMBER 98-04008.JNS

CLT NUMBER _____

MAP & PARCEL: 162-12-A 027.00



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

RECEIVED OF _____

FOR _____

BOOK 10901 PG 877

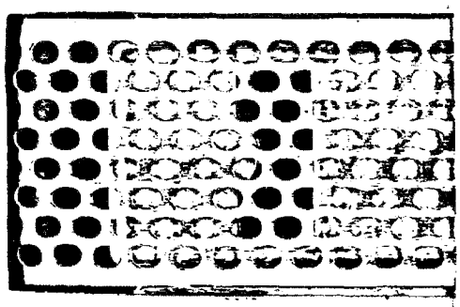
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

04/27/98 01 15:01 0001 8902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430007
IDENTIF. ^ REFERENCE

98 APR 27 PM 3:00

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

No. 1285003