# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10904 PG 976

STATE OF TENNESSEE )
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Cindy E. McCurdy
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS, THE 24th DAY OF April 19 98

Lea E. Rockard
NOTARY PUBLIC

My Commission expires: 1-29-2000

Mail

THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, ATTORNEY
SECOND FLOOR, 808 BROADWAY, NASHVILLE, TN 37203
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Cindy E. McCurdy | NationsBanc Mortgage Corp. | 42-16-118 |
| (NAME) | (NAME) | |
| 212 Donna Drive | P.O. Box 790081 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | St. Louis, MO 63179-0081 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration** of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Virginia Frazier, Sole Heir at Law of Mildred C. Fite a/k/a Mildred Corrine Fite

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Cindy E. McCurdy and husband, David L. McCurdy

hereinafter called the **GRANTEES**, their 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 Lot No. 12 on the Map of Blair Heights, Donna Drive, Section IV, of record in Book 2331, Page 60, Register's Office for said County.

Said Lot No. 12 fronts 125 feet on the westerly side of Donna Drive and runs back between parallel lines 320 feet to a dead line in the rear.

Being the same property conveyed to William R. Fite and wife, Mildred C. Fite by Deed from Doyle W. Sanders and wife, Mary A. Sanders of record in Book 4707, Page 772, Register's Office for Davidson County, Tennessee. The said William R. Fite having predeceased the said Mildred C. Fite, who died April 1, 1997. Virginia Frazier being the sole heir at law of the said Mildred C. Fite a/k/a Mildred Corrine Fite.

This conveyance is made subject to restrictive covenants of record in Book 2447, Page 291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 212 Donna Drive, Madison, TN 37115
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 24th day of April, 19 98.

Virginia Frazier a/k/a Virginia Frazer
Virginia Frazier, Sole Heir at Law of Mildred C. Fite a/k/a Mildred Corrine Fite

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

**INDIVIDUAL ACKNOWLEDGMENTS:**

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Virginia Frazier, Sole Heir at Law of Mildred C. Fite a/k/a Mildred Corrine Fite, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of April, 19 98.

My Commission expires: 1-29-2000

Lea S. Richard
Notary Public

LEA S. RICHARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

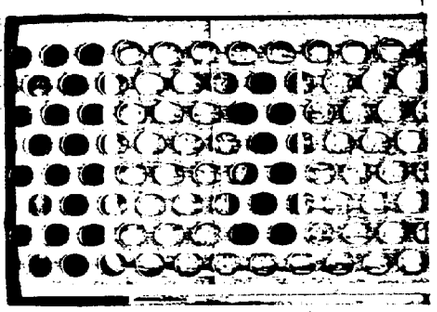
_____
Notary Public

04 30922
98 APR 29 AM 9:21
REFERENCE
98/04/29 0101 03CHECK
147.45

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

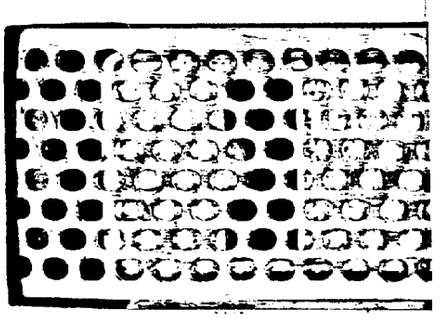
BOOK 10904 PG 978

| | | |
|---|---|---|
| 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
118500.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
TOTAL 447.45
CHECK 447.45
04/29/98 01 09:23 0001 9897

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



0430922
IDENTIF. & REFERENCE

98 APR 29 AM 9:21

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

**No.**1285992