File Box 9B
First Title and Escrow Co., Inc.

# 15482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Beth M. Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Salvatore A. Ierovante (NAME) | FT mortgage Companies d/b/a First Tennessee (NAME) Mortgage Co. | MAP 104-01 |
| 3804 Sentinel Drive (ADDRESS) | P.O. Box 146 (ADDRESS) | PARCEL 23.00 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Memphis, Tennessee 38101 (CITY) (STATE) (ZIP) | |

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, Myrtle Garner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Salvatore A. Ierovante, 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:

Land in Davidson County, TN, BEING Lot No. 29 on the Plan of the Second Revised Valley View Subdivision, Section One, of record in Plat Book 2331, page 113, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to M.P. Garner and wife, Myrtle Garner, (the said M.P. Garner having since died) by deed from Johnnie Felix Bennett and wife, Wilma Faye Bennett, of record in Book 4287, Page 79, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2331, page 113; restrictions of record in Book 2446, page 146; Book 2487, Page 19; Book 2604, Page 82 all of record in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Myrtle Garner is effected by the signature of her Attorney-in-Fact, O.L. Garner, pursuant to the Specific Power of Attorney recorded immediately prior to the recording hereof.

unimproved ( )
This is improved (X) property, known as 3804 Sentinel Drive, Nashville, TN 37209
(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 my hand this 29th day of April, 19 98

Myrtle Garner by O.L. Garner, Attorney-in-Fact

BOOK 10923 PG 546

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myrtle Garner

the bargainor _____, with whom I am personally acquainted or proved to me on 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 Brentwood, Tennessee, this 29th day of April 19 98

Commission expires _____ Notary Public

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

4865 05/08 0101 03CHECK 249.50

**Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared** O.L. Garner **with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for** Myrtle Garner**, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of** Myrtle Garner **the within named bargainor(s) by the said** O.L. Garner**, as such Attorney-in-Fact.**

**Witness my hand and official seal at office in Brentwood, Tennessee on this the** 29th **day of** April**, 199**8**.**

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

Robin S Weakley
**NOTARY PUBLIC** commission expires: 3/27/99

**WARRANTY DEED**

**FROM**

Myrtle Garner

**TO**

Salvatore A. Ierovante

**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 MAY -8 AM 10:51
WILLIAMSON COUNTY, TN.

0435655

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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 547

| | | |
|---|---|---|
| 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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

05/08/98 01 10:54 0001 4865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0435655
IDENTIFICATION REFERENCE

98 MAY -8 AM 10:51

REGISTER OF DAVIDSON COUNTY, TN

No. 1290905