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

mail

BOOK 10965 PG 120

ADDRESS NEW OWNER:
Damian Anter
5105 Greer Station Drive
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 **57.CO**

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, **Laurie Ann Cellner, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Damian Anter, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86 on the Revised Plan of Greer Meadows at Cedar Creek, Section 1, of record in Plat Book 7900, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Laurie Ann Cellner, unmarried by deed from Wendell Ethridge, Trustee dated , of record in Book 8635, page 713, Register's Office for Wilson County, Tennessee.

This is improved property known as 5105 Greer Station Drive, 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 57.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 instruments of record in Trust Deed Book 860, page 69; amended in Trust Deed Book 8239, page 649; By-Laws of record in Book 8060, page 685 and Homeowner's Charter of record 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 Wilson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 20 foot minimum building setback line Greer Station Drive and the rear lot line; health department rules and regulations; and a 3 foot setback line on the westerly line; a 7.5 foot setback line on the easterly line; a 10 foot NES electric easement on the front of said lot; a 10 foot drainage easement on the rear lot line and a 7.5 foot drainage easement on the easterly lot line.

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, his 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of June, 1998.

Laurie Ann Cellner

Laurie Ann Cellner

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 10965 PG 122

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Laurie Ann Cellner, 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 1st day of June, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of June, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

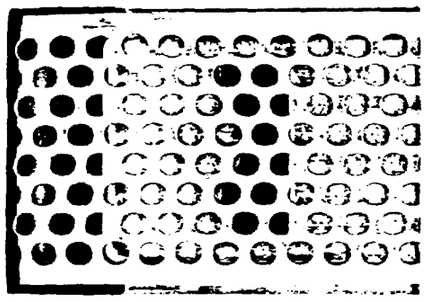
0446964

IDENTIFICATION REFERENCE -

98 JUN -5 PM 1:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6927 06/05 0101 03CHECK 309.00



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

RECEIVED OF _____

FOR _____

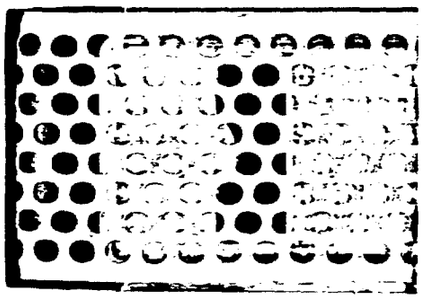
BOOK 10965 PG 123

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 12-00
TOTAL 309-00
CHECK 309-00
06/05/98 01 13:27 0001 6927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446964
IDENTIF. # REFERENCE

98 JUN -5 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302826