06/03/98 WED 13:34 [TX/RX NO 7439]

BOOK 10976 PG 512

After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

Title Enterprises, LLC
214 Centerview Drive
Suite 247
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Daniel Woodson Amis, by and through his lawful attorney in fact, Charles Partick Flynn,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Edward G. Herran and wife, Melanie Herran** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

0450487
IDENTIF. & REFERENCE

98 JUN 15 AM 9:46

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

0716 06/15 0101 03CHECK 563.78

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 1 **day of** June, **19**98.

DANIEL WOODSON AMIS, BY AND THROUGH
HIS LAWFUL ATTORNEY IN FACT,
CHARLES PATRICK FLYNN

06/03/98 WED 14:34 [TX/RX NO 7439]

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DANIEL WOODSON AMIS, BY AND THROUGH HIS LAWFUL ATTORNEY-IN-FACT, CHARLES PATRICK FLYNN**, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of Daniel Woodson Amis, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 1st **day of** June, **1998.**

Ginny L. Katricka

Notary Public

My Commission Expires: 3/18/2002

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$148,859.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

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

Ginny L. Katricka

Notary Public

My Commission Expires: 3/18/2002

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: 014-07-017.00

ADDRESS NEW OWNER:

EDWARD O. HERRAN
705 FARRELL ROAD
NASHVILLE, TN 37220

SEND TAX BILLS TO:

THE MORTGAGE STORE, LLC
357 RIVERSIDE DRIVE
FRANKLIN, TN 37064

EXHIBIT "A"

Land in the City of Oak Hill, Davidson County, Tennessee, being Lot No. 37, on the Plan of Ragland Estates, as of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 333 feet on the South side of Farrell Road and runs back 258.4 feet on the West line and 395.4 feet on the East line, which is a broken line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Daniel W. Amis by deed from Charles D. Bradley and wife, Mary H. Bradley as recorded in Book 7342, page 991, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BK10976 Pg 515

10976 515

CO - CONVEYANCE	CC - CERTIFIED COPY	MRCD - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE BOX CNTY
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 148859.00
CON TX 550.78
PRFEE 1.00
MDEED 12.00
TOTAL 563.78
CHECK 563.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/15/98 01 0945 0001 0716

INTIF. REFERENCE

450487

98 JUN 15 AM 9:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1306583

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