PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39940

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| David C. Mullins<br>414 Hickory Glade Drive Unit #28<br>Antioch, TN 37013 | Franklin American Mortgage Corporation<br>214 Overlook Court Ste. 150<br>Brentwood, TN 37027 |

**TAX MAP-PARCEL NUMBERS: 162-01-A-028 05DU 77399**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sylvia L. Lloyd, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto David C. Mullins, hereinafter called the **Grantee**, Grantee's 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 Unit No. 28 on the Plan of Hickory Glade, Phase I, of record in Plat Book 6250, pages 888 & 889, as amended in Book 6900, page 41, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Sylvia L. Lloyd, by deed from Garry Jerome Stafford, of record in Book 10065, page 106, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 888 and 889, said Register's Office, to which plan and record thereof are incorporated herein and made a part hereof by reference; The Declaration of Covenants, Conditions and Restrictions of record in Book 6824, page 929 and rerecorded in Book 6898, page 896, Book 6824, page 952 and rerecorded in Book 6898, page 919, Book 6898, page 920, Book 6957, page 473, Book 6878, page 390, Book 7959, page 869, Book 10697, page 182, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as:** 414 Hickory Glade Drive, Antioch, TN 37013

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** on June 17, 19 98.

Sylvia L. Lloyd

**Sylvia L. Lloyd**

**State of** Ohio
**County of** Building

On June 17, 19 98, before me the undersigned authority, personally appeared Sylvia L. Lloyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Susan K. Black
Notary Public

My Commission Expires: 1-23-99

SUSAN K. BLACK
Notary Public, Paulding County, Ohio
My Commission Expires January 23, 1999

**State of** Tennessee
**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 79,000.00

David C. Mullens
Affiant

Sworn and subscribed before me on July 10, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/[illegible]

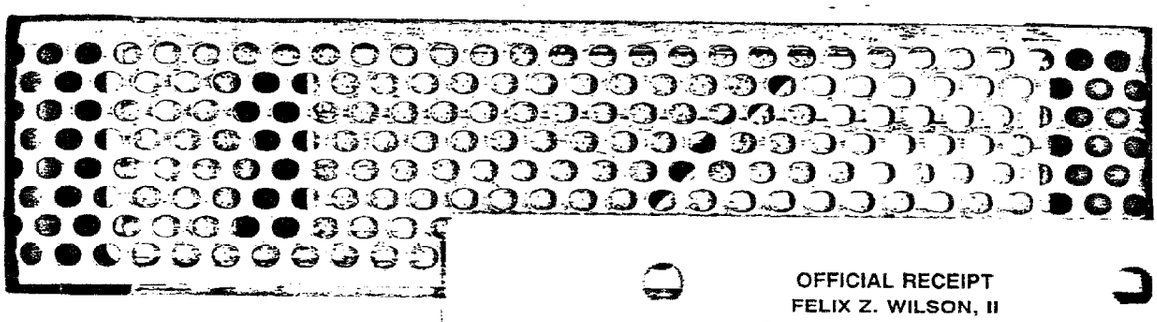
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IDENTIF. & REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2573 07/13 0101 03CHECK 303-30

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

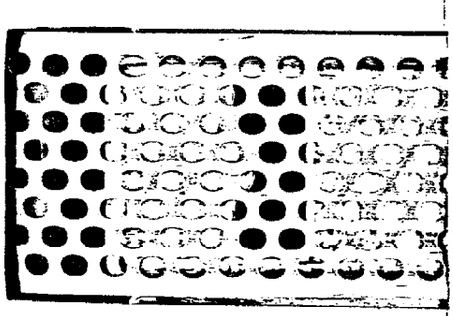
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FOR _____

BOOK 11017 PAGE 696

| | | |
|---|---|---|
| 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 79000.00
CON TX 292.30
PRFEE 1.00
MTGFEE 8.00
UCC FEE 2.00
TOTAL 303.30
CHECK 303.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/98 01 14:00 0001 2573

0461523
IDENTIF. A REFERENCE
98 JUL 13 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1319281