**WARRANTY DEED**

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36793)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,803.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CLARK D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Bankston, III (NAME) | Regions Mortgage, Inc. (NAME) | 142-10-D-6 |
| 421 Carter's Glen Drive (ADDRESS) | 315 Union Street (ADDRESS) | 9D 83624 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37201 (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, South Harpeth Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Bankston, III, 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, Tennessee, being Lot No. 106 in Carter's Glen as shown on Plat of record in Plat Book 9700, Page 353, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to South Harpeth Construction Co., Inc. by deed from Magnolia Construction Co., Inc. of record in Book 10381, Page 108, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as ~~appears~~ in the previous deed of record.

0463176
IDENTIFICATION REFERENCE

98 JUL 16 AM 11:27
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

4338 07/16 0101 03CHECK 620.77

This is improved ( X ) unimproved ( ) property, known as 421 Carter's Glen Drive, Nashville, TN 37221
(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 10th day of July, 19 98

South Harpeth Construction Co., Inc.

By: TOEL WILSON, PRES.

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Joel Wilson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the South Harpeth Construction Co. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joel Wilson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee, this the 10th day of July 1998.

My commission expires 5/26/02

ALLAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____ Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11023 PAGE 158

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 164803.00
CON TX 609.77
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 620.77
CHECK 620.77

07/16/98 01 11:29 0001 4338

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

0463176
IDENTIF. & REFERENCE

98 JUL 16 AM 11:27

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

**No.** 1320029