WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 1998. Notary Public MY COMMISSION EXPIRES: February 19, 2002. (AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires October 8, 2000

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Deferbrache	**First Trust Mortgage Company**	**63-16-B-137**
(NAME)	(NAME)	
1453 Aaronwood Drive	**6525 Quail Hollow Road**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Memphis, TN 38120**	
(CITY) (STATE) (ZIP)	(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, **Jerry M. Landry and wife Sandra N. Landry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Warren Deferbrache and wife Juanita Deferbrache**, 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. 219 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee to wich Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerry M. Landryand wife Sandra N. Landry by deed of record in Book 9840, Page 1, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jerry M. Landry and wife, Sandra N. Landry by Carolyn Wood as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11032, Page 242, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **1453 Aaronwood Drive, Old Hickory, TN 37138**
(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.

0465859
IDENTIF. ↑ REFERENCE

98 JUL 23 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 15th day of July, 1998.

Jerry M. Landry
Jerry M. Landry
By: Carolyn Wood Attorney in fact

Sandra N. Landry
Sandra N. Landry
By: Carolyn Wood Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this July 15, 1998 before me personally appeared Carolyn Wood, the person who executed the foregoing instrument on behalf of Jerry M. Landry and wife, Sandra N. Landry, and acknowledged that she executed the same as the free act and deed of the said Jerry M. Landry and wife, Sandra N. Landry, through Power of Attorney granted Carolyn Wood, by the said Jerry M. Landry and wife, Sandra N. Landry.

Victor Hazelwood
Notary Public

Commission Expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

7199 07/23 01:01 03CHECK 488.30

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

RECEIVED OF _____

FOR _____

BOOK 11032 PAGE 245

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	
				129000.00
			CON TX	477.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	488.30
			CHECK	488.30
		07/23/98	01	12:40 0001 7199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465859
IDENTIF. ← REFERENCE

98 JUL 23 PM 12:3
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1322852