0466682

IDENTIF. # REFERENCE

BOOK 11035 PAGE 36

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

98 JUL 27 AM 9:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

MAIL ENV.

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, **Tennessee Funding Company by Alan Abrams, Sole Proprietor,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Continental Financial Services, Inc. d.b.a. Continental Mortgage Company** (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

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 22nd **day of** July, **19**98.

TENNESSEE FUNDING COMPANY BY ALAN ABRAMS, SOLE PROPRIETOR

8099 07/27 0101 03CHECK 225.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lola A. Taylor, a Notary Public within and for said County and State, personally appeared **ALAN ABRAMS**, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **SOLE PROPRIETOR** of **TENNESSEE FUNDING COMPANY,** the within named bargainor(s), and that he/she as such **SOLE PROPRIETOR**, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the company by the said **ALAN ABRAMS** as such **SOLE PROPRIETOR.**

Witness my hand and official seal this 22nd July, **1998.**

Lola A. Taylor

Notary Public
My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$57,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grant B. Stockton
Affiant

Subscribed and sworn to before me this 22nd **day of** July, **1998.**

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2002

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

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

MAP AND PARCEL NUMBERS: 71-16-184.00

ADDRESS NEW OWNER:

CONTINENTAL FINANCIAL SERVICES, INC.
1117 NORTH 5TH STREET
NASHVILLE, TN 37027

SEND TAX BILLS TO:

CONTINENTAL FINANCIAL SERVICES, INC.
3720 CLARKSVILLE HWY.
NASHVILLE, TN 37218

Exhibit "A"

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

Being Lots No. 80 and 81 on the Plan of Oakwood Park, as of record in Book 421, page 12, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 80 and 81 fronts 31 feet each on the easterly side of North 5th Street and extended back between parallel lines 135 feet to an alley.

Being the same property conveyed to Tennessee Funding Corporation by Trustee Deed from F. B. Murphy Trustee dated April 30, 1998 and recorded May 1, 1998 in Book 10909, page 840, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 39

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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 225.90
CHECK 225.90

07/27/98 01 09:20 0001 8099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0466682
IDENTIF. ↑ REFERENCE

98 JUL 27 AM 9:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1323734