Prepared By
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 287071

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BOOK 11045 PAGE 736

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Graciela L. Escobedo	SunTrust Bank,	Field Book 6DU 83707
(NAME) 401 Loudon Place	(NAME) P.O. Box 305110	Map 171-3-B
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRESS) NASHVILLE TN 37230-	Parcel 14
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) 5710	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Greg W. Farris and wife, Jennifer H. Farris *have this day bargained and sold, and do hereby transfer and convey unto the said* Graciela L. Escobedo

Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Section 5-B, Fredericksburg, of record in Book 7900, page 509 and Book 7900, page 953, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Greg W. Farris and wife, Jennifer H. Farris by Warranty Deed from Radnor Homes, Inc. of record in Book 10107, page 639, Register's Office for Davidson County, Tennessee.

98 AUG -3 AM 8:05
DAVIDSON COUNTY, TN
RECEIVED & RECORDED
REGISTER

IDENTIFICATION REFERENCE
0469497

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 11th day of June 19 98
My commission expires 7-26-2002
Affiant
Notary Public

The actual consideration or value whichever is greater, for this transfer is $ 214,900.00

L. Ashley Servine
L. Ashley Servine

This is unimproved ( ) property, known as 401 London Place, Brentwood, TN 37027 *improved (X)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 our hand this 11th *day of* June, 19 98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Greg W. Farris
Greg W. Farris

Jennifer H. Farris
Jennifer H. Farris

1091 08/03 01:01 03CHECK _ 806.13

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, L. Ashley Servine, *a Notary Public in and for said County and State,* Greg W. Farris and wife, Jennifer H. Farris, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____, *this* 15th *day of* June, 1998.

L. Ashley Servine
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: 1-26-2002

STATE OF Tennessee
COUNTY OF Davidson

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* 15th *day of* June, 1998

L. Ashley Servine
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 1-26-2002

Encumbrances:

1. Taxes for 1998 and all subsequent years.

2. Restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 7798, page 843; Book 9860, page 840; and Book 10694, page 541, said Register's Office.

3. Bylaws of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 45, as amended in Book 10694, page 539, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage of record in Book 7993, page 269, said Register's Office.

5. Easement of record in Book 7851, page 712, said Register's Office.

6. Corporation Charter of record in Book 8920, page 40, said Register's Office.

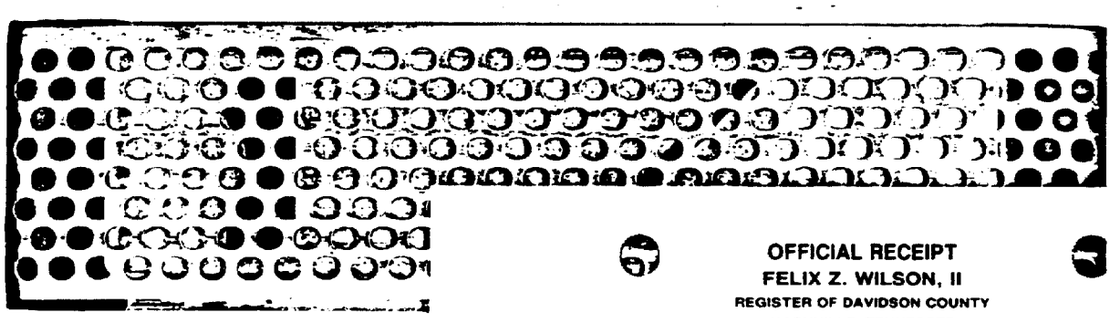
7. Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 9443, page 538, and Book 7900, page 807, said Register's Office.

8. Easements granted to the Metropolitan Government of Nashville and Davidson County of record in Book 9698, page 81; Book 9698, page 124; and Book 9607, page 431, said Register's Office.

9. All matters shown on the Plan of Record in Book 7900, page 509; Book 7900, page 953, said Register's Office, including an owner's certificate, easements, setback lines and notes, to which plan reference is hereby made.

10. Subject to rights of others in and to the common areas/elements.

11. Storm Water Detention Agreement of record in Book 9771, page 545, in said Register's Office.



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

RECEIVED OF _____

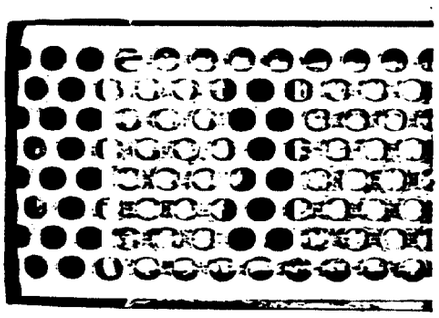
FOR _____

BOOK 11045 PAGE 738

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 214900.00 CON TX 795.13 PRFEE 1.00 WDEED 8.00 CFEE 2.00 TOTAL 806.13 CHECK 806.13	
08/03/98	01		08:07 0001 1091	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469497
IDENTIF. ↑ REFERENCE

98 AUG -3 AM 8:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326700