0469743

IDENTIF. & REFERENCE

98 AUG -3 AM 11:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL EAH

This Instrument Prepared By:
**Brokers Escrow Services, Inc.**
**P. O. Box 140255**
**211 Donelson Pike, Suite 2**
**Nashville, Tennessee 37214**

ADDRESS NEW OWNER:
**LISA CHERRY**
**195 Empire Drive**
**Nashville, Tennessee**

SEND TAX BILL TO:
**To Mortgagee**

BOOK 11046 PAGE 831

MORTGAGEE:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, Pa 19044-0963

MAP 133-11-0
PARCEL 012.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RANDALL L. FAGG and LINDA F. SCHOLES,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **LISA CHERRY,** unmarried, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Parma Heights, as of record in Book 2133, Page 23, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the South side of Empire Drive and runs back between lines, 168.8 feet on the West line and 169.3 feet on the East line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to James O. Fagg and wife, Carrie W. Fagg by Deed from Eugene Pavatte and wife, Martha Gertrude Pavatte of record in Book 2204, Page 167, Register's Office for Davidson County, Tennessee. The said James Orlin Fagg and Carrie Willard Fagg have since divorced. In the Fourth Circuit Court of Davidson County, Tennessee, case # 57542, title to said property was divested from James Orlin Fagg and reinvested in Carrie Willard Fagg. Final Decree is of record in Book 11046, Page 828, Register's Office for Davidson County, Tennessee. The said James O. Fagg and James Orlin Fagg are one and the same person. The said Carrie W. Fagg and Carrie Willard Fagg are one and the same person. The said Carrie W. Fagg is deceased (Death Certificate No. 9706178), leaving Randall L. Fagg (½ undivided interest) and Linda F. Scholes (½ undivided interest) as sole heirs by intestate succession.

This is improved property known as 195 Empire Drive, Nashville, Tennessee.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictions of record in Book 2104, Page 614 and Book 2153, Page 14 and setback lines of record in Book 2143, Page 223, Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever and

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27th day of July, 1998.



RANDALL L. FAGG

LINDA F. SCHOLES

1354 08/03 0101 03CHECK 242.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **RANDALL L. FAGG and LINDA F. SCHOLES**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed as Attorney in Fact for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of July, 1998.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: ~~February 3, 2001~~ 2-3-01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $62,500.00.

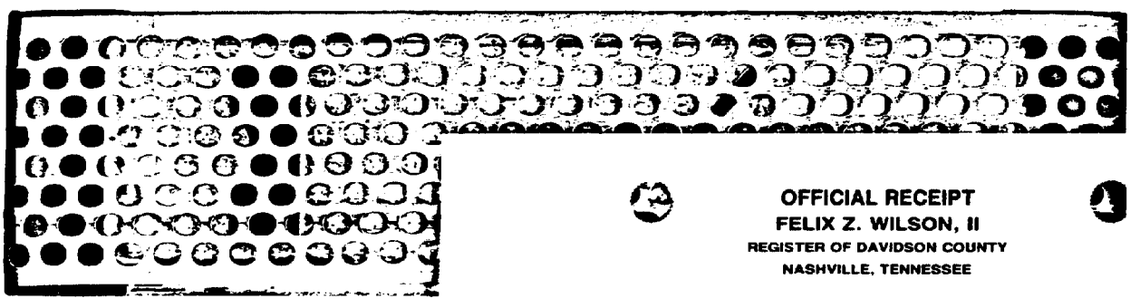
AFFIANT

Subscribed and sworn to before me on this 27th day of July, 1998.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

My Commission Expires: ~~February 3, 2001~~ May 30, 1999



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

RECEIVED OF _____

FOR _____

BOOK 11046 PAGE 833

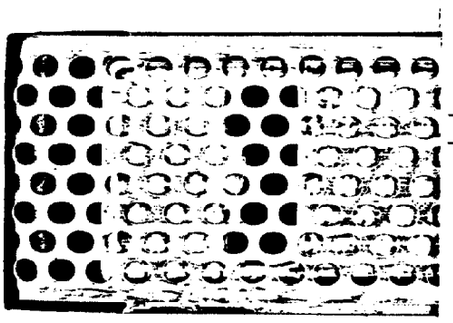
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARR..NTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

| | |
|---|---|
| CAMT | 62500.00 |
| CON TX | 231.25 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 242.25 |
| CHECK | 242.25 |

08/03/98 01 11:02 0001 1354

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



0469743
IDENTIF. ▲ REFERENCE

98 AUG -3 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1326961