WARRANTY DEED

BOOK 11052 PAGE 827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

✓ Gayle Valentine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7/30/98.

GEORGE R. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

George R. Woods
Notary Public

MY COMMISSION EXPIRES: October 17, 1998.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow & Title Co., 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gayle Valentine	FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.	Map 026-03/Parcel 014.00
(NAME)	(NAME)	
315 Witham Court	10741 King William Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75220	
(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, George H. Freson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gayle Valentine a/k/a Brenda G. Valentine, 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:

SEE ATTACHED EXHIBIT A

2805 08/05 0101 03CHECK 538.26

unimproved ☐
This is improved ☒ property, known as 315 Witham Court, Goodlettsville, TN 37072
(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/our hand(s) this 30th day of July, 1998.

✓ George H. Freson
George H. Freson

98 AUG -5 AM 11:14
DAVIDSON COUNTY REGISTER

MAIL ENV.

RECEIVED FOR REFERENCE

04711 46

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of July, 1998, before me personally appeared George H. Freson to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 1998.

Commission expires: October 17, 1998

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

George R. Woods
George R. Woods Notary Public

EXHIBIT A

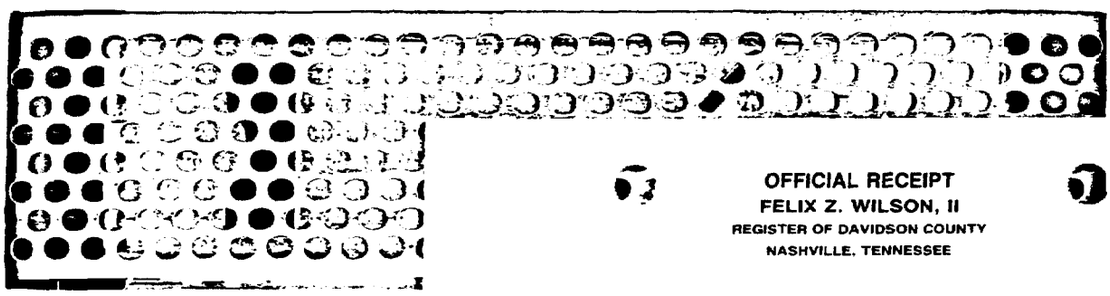
BOOK 11052 PAGE 828

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office.

SAID Lot No. 316 which is a corner lot, fronts 49.47 feet on the northerly margin of Witham Court and fronts 80.00 feet on the easterly margin of Chiswick Court, said frontages being joined by a curve having a length of 39.27 feet and extends back 74.47 feet on the northerly line and 106.00 feet on the easterly line to a point of intersection.

Being the same property conveyed to George H. Freson, unmarried by deed from Phillips Builders, Inc. of record in Book 8383, Page 76, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6406, Page 929, and all matters shown on the Plan of Record.



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

RECEIVED OF _____

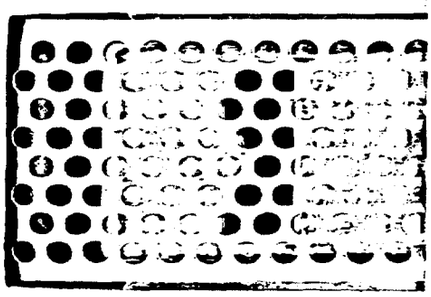
FOR _____

BOOK 11052 PAGE 829

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 142500.00	
			CON TX 527.26	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 538.26	
			CHECK 538.26	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2805



0471146
IDENTIFICATION REFERENCE

98 AUG -5 AM 11:14

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

No. 1328398