K 11074

TCB-ETCC-98-1793

BOOK 11074 PAGE 738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 1-31-2002 (AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

TCB-ETCC-98-1793

THIS INSTRUMENT WAS PREPARED BY MARY FRANCES RUDY, ATTORNEY AT LAW

1310 Memorial Blvd., Springfield, TN 37172 | 557 Sam Ridley Pkwy. W., Suite A, Smyrna, TN 37167
111 W. College Street, Murfreesboro, TN 37130 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027
100 Hazel Path, Suite A, Hendersonville, TN 37075 | 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 | 1187 Vultee Boulevard, Nashville, TN 37217 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Keith French (NAME)	Churchill Mortgage Corporation (NAME)	MAP 090-12-C
6312 Edsel Drive (ADDRESS)	761 Old Hickory Boulevard # 301 (ADDRESS)	PARCEL 167
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Hilda R. French, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith French and wife, Denice L. French and Hilda R. French

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:

Being Lot No. 145 on the Plan of Charlotte Park Subdivision, Section 2, as of record in Plat Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 145 fronts 70.0 feet on the northeasterly margin of Edsel Drive and runs back between lines measuring 141.0 feet on the northwesterly line and 137.9 feet on the southeasterly line to a dead line in the rear measuring 79.1 feet thereon.

Being the same property conveyed to Cecil M. French and wife, Hilda R. French by Deed from Dr. Roberto E. Gromara and wife, Martha E. Gromara, of record in Deed Book 5450, Page 827, Register's Office for Davidson County, Tennessee. Cecil M. French having since died leaving Hilda R. French a widow.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2689, page 38, Register's Office for said County.

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

98 AUG 20 AM 10:33
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0477417

unimproved ( )
This is improved (X) property, known as 6312 Edsel Drive, Antioch, Tennessee 37013
(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 hand this 17th day of August 19 98

Hilda R. French

Hilda R. French

11074

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hilda R. French, a widow

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of August, 19 98

Commission expires 1-30-2003

Notary Public

LORI C. WARREN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

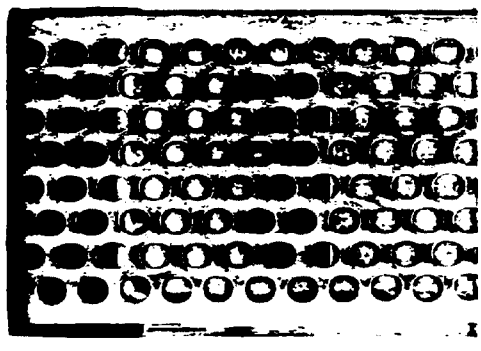
- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy, #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11074 PAGE 746

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

CHK# [illegible]

DON TX [illegible]

PRFEE [illegible]

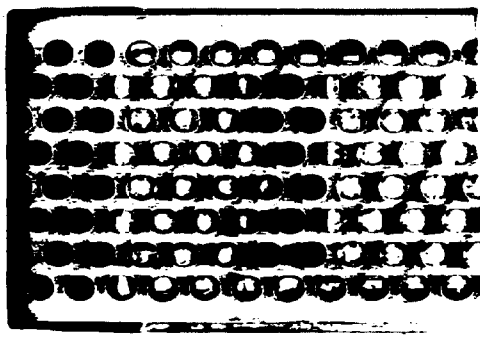
MISC [illegible]

FEE [illegible]

TOTAL [illegible]

CHEK [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



047417

IDENTIF. # REFERENCE

98 AUG 20 AM 10:33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1335125