BOX 15

# WARRANTY DEED

BOOK 11109 PAGE 508

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 98

Notary Public Lee E. Cranford

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Debra Ann Poteet (NAME) | FT Mortgage Companies dba First Tennessee Mortgage (NAME) Company, Inc. | MAP 132-1, |
| 1013 Maplehurst Avenue (ADDRESS) | P. O. Box 146 (ADDRESS) | PARCEL #1 |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | Memphis, TN 38101 (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~~ I, Barbara Carter Denny, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra Ann Poteet, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of College Park Subdivision, Block 13, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Steven Kurt Denny and wife, Barbara Carter Denny, by deed from J. William Denny and wife, June R. Denny, of record in Book 8531, Page 703, Register's Office for Davidson County, Tennessee. And further conveyed to Barbara Carter Denny, by Quitclaim Deed from Steven Kurt Denny, of record in Book 10694, Page 87, Register's Office for Davidson County, Tennessee.

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 SEP 11 PM 3:54

IDENTIF. & REFERENCE
0487025

9896 09/11 0101 03CHECK 617.80

unimproved ( )
This is improved ( X ) property, known as 1013 Maplehurst Avenue, Nashville, TN 37204
(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 9th day of September 19 98

Barbara Carter Denny

STATE OF TENNESSEE

BOOK 11109 PAGE 509

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Carter Denny, unmarried

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 Nashville, Tennessee, this 9th day of September, 19 98.

Commission expires March 25, 2000

Notary Public

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

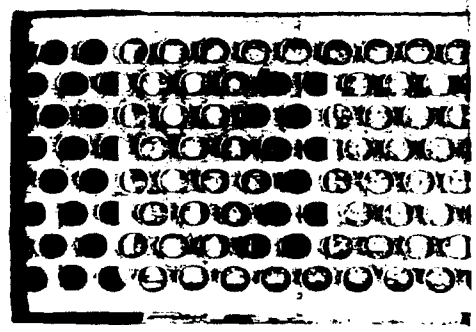
Warranty Deed from Barbara Carter Denny, to Debra Ann Poteet.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

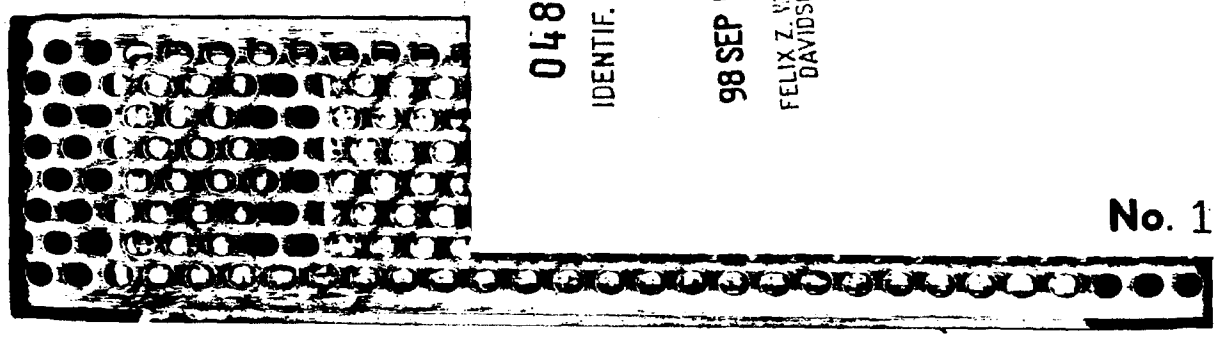
FOR _____ BOOK 11109 PAGE 510

| | | |
|---|---|---|
| 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
164000.00
CON TX 606.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 617.80
CHECK 617.80
09/11/98 01 15:55 0001 9896

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



0487025
IDENTIF. ↑ REFERENCE

98 SEP 11 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1345297