WARRANTY DEED

BOOK 11121 PAGE 788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF SEPTEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: (Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

Map 86-8 Parcel 465 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mildred R. Fanning	FT Mortgage Companies dba First Tennessee Mortgage Company, Inc.	86-8-A65
(NAME) 2305 Willesden Green	(NAME) P.O. Box 146	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Memphis, TN 38101	
(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, **Daniel M. Fetter, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mildred R. Fanning and husband Ronald E. Fanning**, 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. 438 on the Plan of Camden Woods, Phase 3-A of record in Plat Book 7900, Page 571, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel M. Fetter, unmarried by deed of record in Book 9507, Page 420, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Daniel M. Fetter by Donna Ritter as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11121, Page 787, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **2305 Willesden Green, Hermitage, TN 37076**
(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.

0490560
IDENTIF. ↑ REFERENCE

98 SEP 22 PM 1:28
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness my our hand(s) this 18th day of September, 1998

Daniel M Fetter By
Daniel M Fetter
By Donna Ritter
Atty-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 18 98 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Daniel M Fetter, and acknowledged that she executed the same as the free act and deed of the said ~~Donna Ritter~~ through Power of Attorney granted Donna Ritter by the said Daniel M Fetter

Daniel M Fetter

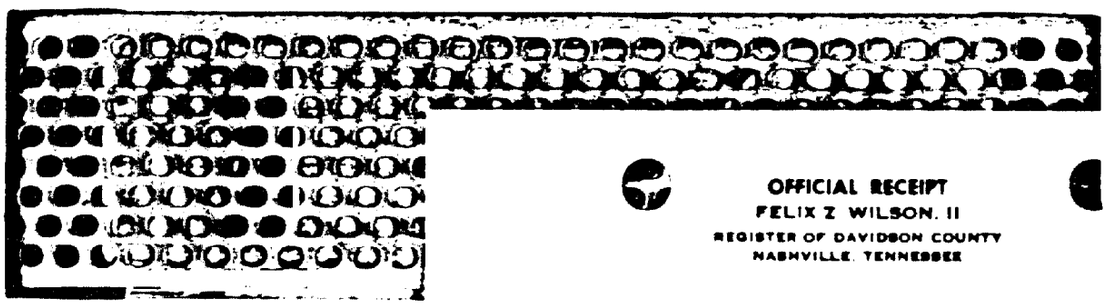
Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Commission Expires

My Commission Expires 2-19-2002

3683 09/22 0101 03CHECK 513-83



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

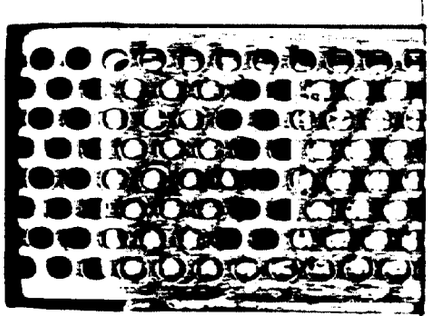
RECEIVED OF _____

FOR _____

BOOK 11121 PAGE 790

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	
				135900.00
			CON TX	502.83
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	513.83
			CHECK	513.83
09/22/98	01		13:28 0001	3683



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490560
IDENTIF. # REFERENCE

98 SEP 22 PM 1:28

BILL GARRETT REGISTER
DAVIDSON COUNTY

No. 134903