This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11121 PAGE 957

ADDRESS NEW OWNER:
Rita G. Hardeman
1313 Maplesong Ct.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First City Financial
5445 DTC Parkway, Suite 100
Englewood, CO 80111

MAP **172-03-0**
GROUP **A**
PARCEL **007.00**

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 and sufficiency of which are hereby acknowledged, **Janet A. Paschal, Trustee of the Janet Paschal Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rita G. Hardeman, married**, hereinafter called the "GRANTEE", her heirs and assigns, a 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. 7 of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, page 498, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Janet A. Paschal by deed from Richter Dial Builders, Inc. of record in Book 8772, page 601, Register's Office for Davidson County, Tennessee; further being the property conveyed to Janet A. Paschal, Trustee of the Janet Paschal Trust, by quitclaim deed of record in Book 9504, page 828, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 1313 Maplesong Ct., Nashville, Tennessee 37211.

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, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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. 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 the 21st day of September, 1998.

Janet Paschal Trust BOOK 11121 PAGE 988

By: _____
Janet A. Paschal, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Janet A. Paschal** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Trustee** of **Janet Paschal Trust**, the within named bargainor, and that she as such Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of September, 1998.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $197,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 21st day of September, 1998.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

0490617
IDENTIF. ← REFERENCE

98 SEP 22 PM 3:42
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

3742 09/22 0101 03CHECK 743.23

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11121 PAGE 989

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
			CHRT	
				197900.00
			CON TX	732.23
			PRFEE	1.00
			MRFEE	6.00
			CFEE	2.00
			TOTAL	743.23
			CHECK	743.23
			09/22/98 01	15:43 0001 3742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04906117 IDENTIF. ↑ REFERENCE

98 SEP 22 PM 3:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1349091

9-22-98

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BOOK 11121 PAGE 990

BOOK 11121 PAGE 991

BOOK 11121 PAGE 992

BOOK 11121 PAGE 993

BOOK 11121 PAGE 994

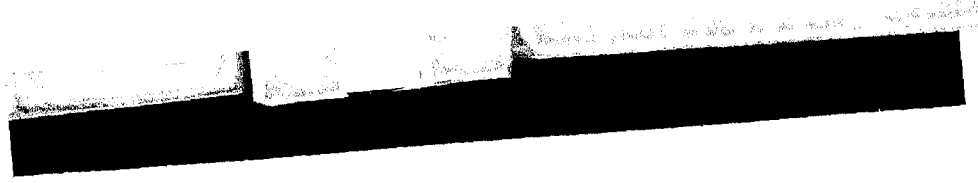
BOOK 11121 PAGE 995

BOOK 11121 PAGE 996

BOOK 11121 PAGE 997

BOOK 11121 PAGE 998

BOOK 11121 PAGE 999



9-22-98

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BOOK 11121 PAGE 990

BOOK 11121 PAGE 991

BOOK 11121 PAGE 992

BOOK 11121 PAGE 993

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BOOK 11121 PAGE 995

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BOOK 11121 PAGE 998

BOOK 11121 PAGE 999

9-22-98

VOID

BOOK 11121 PAGE 990

BOOK 11121 PAGE 991

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BOOK 11121 PAGE 999

9-22-98

VOID

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BOOK 11121 PAGE 999

9-22-98

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9-22-98

VOID

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BOOK 11121 PAGE 999

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9-22-98

VOID

BOOK 11121 PAGE 990

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9-22-98

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9-22-98

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BOOK 11121 PAGE 995

BOOK 11121 PAGE 996

BOOK 11121 PAGE 997

BOOK 11121 PAGE 998

BOOK 11121 PAGE 999