TCB-BHRE-98-2475

BOOK 11124 PAGE 754

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-99 (AFFIX SEAL)

VALERIE D WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY TENNESSEE

TCB-BHRE-98-2475

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY MARY FRANCES BUDDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy., Ste. C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wesley Taylor Parker, Jr. (NAME) | First Mortgage Investment (NAME) | 117-3-B-142 |
| 2601 Hillsboro Drive (ADDRESS) | 5425 Martindale (ADDRESS) | |
| Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | Shawnee, KS 66218 (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, Verna V. Van Ness and husband, John N. Van Ness

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley Taylor Parker, Jr., an unmarried person and Mary Lee Parker, an unmarried person

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 Unit No. I-15, Parcel 142, of The Villager Condominiums, as of record in Plat Book 5200, Page 154, and amended in Book 5200, page 201, and Master Deed established in Book 5434, page 665, and corrected in Book 5487, page 967, 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 Verna V. Van Ness and husband, John N. Van Ness by deed from Frank S. Bosland and Wife, Viva J. Bosland of record in Deed Book 9651, page 590, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Master Deed Book 5434, page 665, and corrected in Book 5487, page 967, Register's Office for said County.

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

049141.7 IDENTIF. ↑ REFERENCE

98 SEP 24 AM 10:12 BILL GARRETT REGISTER DAVIDSON COUNTY, TN.

4590 09/24 0101 03CHECK 196.00

This is improved (X) unimproved ( ) property, known as 2601 Hillsboro Drive, Nashville, Tennessee 37212
(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 our hand s this 31st day of August 19 98

Verna V Van Ness by Verna J Bosland Her atty in fact
Verna V. Van Ness

John N. Van Ness by Verna J Bosland Her atty in fact
John N. Van Ness

BOOK 11124 PAGE 755

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 Verna V. Van Ness and husband, John N. Van Ness

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 19 98.

Commission expires 3-3-99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

Valerie D Wright
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

State of Tennessee
County of Williamson

On this the 31st day of August, 1998, before me personally appeared Wynona J. Batson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Verna V. Van Ness and John N. Van Ness, and who acknowledged that Wynona J. Batson executed the same as the free act and deed of the said Wynona J. Batson by virture of that Power of Attorney, duly executed by the said Wynona J. Batson and appearing of record in Book 11124 Page 753, of the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal at Brentwood this 31st day of August, 1998.

My Commission Expires: 3-3-99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

Valerie D Wright
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 11124 PAGE 756

| | | |
|---|---|---|
| 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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 196.00
CHECK 196.00

09/24/98 01 10:14 0001 4590

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

049417
IDENTIF. & REFERENCE

98 SEP 24 AM 10:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1349933