Box 1

# WARRANTY DEED

BOOK 11140 PAGE 171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Tana E. Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 98

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: LARGE
(AFFIX SEAL)

NOTARY PUBLIC ELIZABETH E. TRIPLETT DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 100, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tana E. Fisher (NAME) | FT Mortgage Companies d/b/A Sunbelt National Mortgage (NAME) | MAP 162-02 |
| 4004 Keeley Drive (ADDRESS) | 2974 LBJ Freeway #200 (ADDRESS) | PARCEL 75 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Dallas, TX 75234 (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, Gary O. Garner and wife, Sharon A. Garner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tana E. Fisher

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. 115 on the plan of Colewood Acres, Section II, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gary O. Garner and spouse, Sharon A. Garner by deed from Hasan M. Obedala and spouse, Ruth G. Obedala, of record in Book 9000, page 357, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 3700, page 135, said Register's Office; and (b) restrictive covenants of record in Book 4158, page 42 and Book 4178, page 738, said Register's Office.

98 OCT -2 PM 3:57
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04955565

unimproved ( )
This is improved ( X ) property, known as 4004 Keeley 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 our hand s this 25th day of September 19 98

Gary O. Garner

Sharon A. Garner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary O. Garner and wife, Sharon A. Garner

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 Nashville, Tennessee, this 25th day of September, 19 98.

GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE Exp.05/27/2000

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

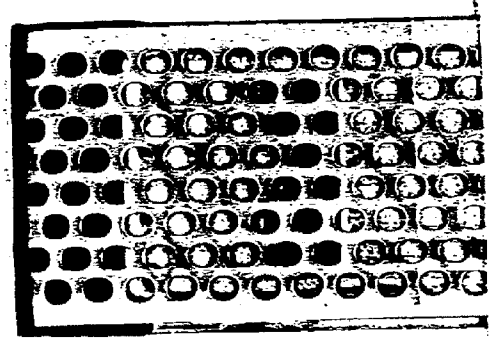
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

8967 10/02 0101 03CHECK 418.00



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

RECEIVED OF _____

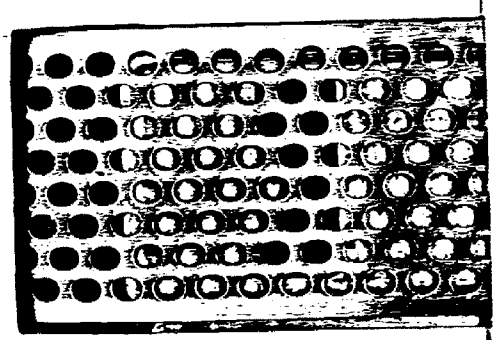
FOR _____

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| | | |
|---|---|---|
| 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 110000.00<br>CON TX 407.00<br>PRFEE 1.00<br>WDEED 8.00<br>CFEE 2.00<br>TOTAL 418.00<br>CHECK 418.00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/02/98 01 15:58:0001 8967



0495565
IDENTIF. ↑ REFERENCE

98 OCT -2 PM 3:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354247