# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 98

NOTARY PUBLIC AT LARGE — MARY B. SIMMONS — DAVIDSON COUNTY, TENN. — My Commission Expires March 24, 2001

Notary Public

MY COMMISSION EXPIRES: 3/24/2001
(AFFIX SEAL)

mail

**THIS INSTRUMENT WAS PREPARED BY**
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott E. Muhs (NAME) | CTX Mortgage Company (NAME) | Map 62-2-A |
| 117 Paddlewheel Court (ADDRESS) | 2728 N. Hardwood, Corp (ADDRESS) | Parcel 160 |
| Nashville, Tennessee (CITY) (STATE) (ZIP) | Dallas, TX 75201 (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, Donald R. Givan Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott E. Muhs, 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:

SEE ATTACHED LEGAL EXHIBIT "A"

0497035
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 3:04
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0515 10/06 0101 03CHECK 407.20

unimproved ( )
This is improved ( X ) property, known as 117 Paddlewheel Court, Nashville, Tennessee
(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 29th day of September 19 98

Donald R. Givan Jr.

Donald R. Givan Jr.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 160, on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald R. Givan, Jr., and Donald C. Tanner by deed from Ken Lokey Homes, Inc. of record in Book 7704, page 759, Register's Office for Davidson County, Tennessee and being the same property conveyed to Daniel R. Givan Jr. by Quitclaim Deed from Donald Clyde Tanner of record in Book 9509, page 162, said Register's Office for Davidson County, Tennessee.

Deed of conveyance of open space of record in Book 7907, page 168. Declaration of Covenants, Conditions, and Restrictions in Book 6851, page 370. By-Laws in Book 6982, page 747. Charter of River Trace Homeowner's Association, Inc. in Book 6851, page 363. Transmission Line easement in Book 1163, page 341. Flowage Easement in Book 2022, page 83. Easement in Book 3959, page 595. Assignment of Agreement in Book 7097, page 135. Deeds of Conveyance to Metro Water and/or Sewer in Book 7097, pages 140 and 149. Subject to all matters shown on the Plan of record in Book 6900, pages 158 and 159.

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 Donald R. Givan Jr., unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee this 25th day of September 19 98.

Commission expires

Notary Public

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

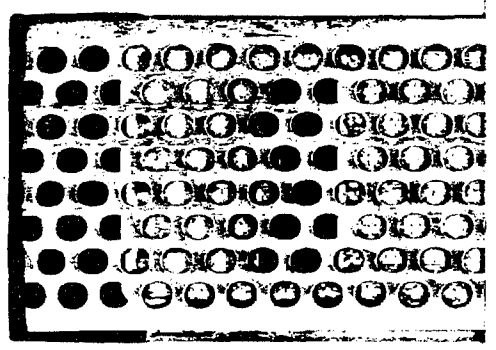
My Commission Expires March 24, 2001

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



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

RECEIVED OF _____

FOR _____

BOOK 11146 PAGE 4

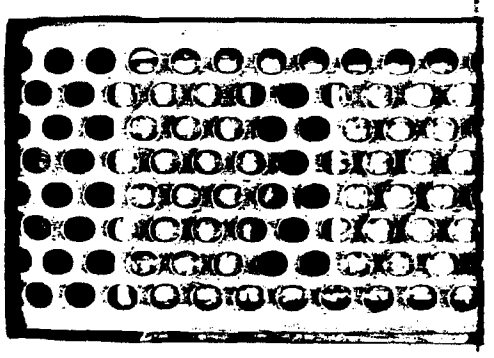
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 407.20
CHECK 407.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/06/98 01 15:05 0001 0515



0497035
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 3:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1355775