0501725

IDENTIF. & REFERENCE

PICK-UP

File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

98 OCT 20 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

#15943

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CURTIS MARCEL HARGROVE	FRANKLIN AMERICAN MORTGAGE	163-11-A
(NAME) 416 Oak Forge Drive	(NAME) 214 Overlook Court, Ste. 150	43.00 CO
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Brentwood, Tennessee 37027	2DU18297
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, GARY W. PARKES AND CHRISTOPHER D. TRAUT, BOTH MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CURTIS HARGROVE

BOOK 11162 PAGE 168

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 43 on the Plan of Third Revision Section Two Bell Forge Village, as of record in Plat Book 6900, page 250, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary W. Parkes, unmarried and Christopher D. Traut, unmarried by deed from Bell Forge Cillage Associates, a Tennessee joint venture by and between Pathview, Inc., a Tennessee corporation and JNF Construction, Inc., a Tennessee corporation of record in Book 6446, page 118, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6040, page 538, amended in Book 6350, page 858, and in Book 6651, page 207, and Book 7224, page 209; (2) Easements of record in Book 1181, page 564, and Book 7224, page 246; (3) By-Laws of record in Book 6040, page 576 and amended in Book 6306, page 644; (4) Dedication of common area of record in Book 6040, page 534 and Book 7224, page 241; (5) Charter of record in Book 6887, page 495; (6) Agreements of record in Book 6531, page 321, and Book 7224, page 195; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 250, said Register's Office.

This is not now nor has it ever been the principal residence of the Grantors herein.

unimproved ( )
This is improved (XX) property, known as 416 Oak Forge Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of October, 19 98

Gary W. Parkes
GARY W. PARKES

Christopher D. Traut by: Gary Parkes Attorney-in-Fact
CHRISTOPHER D. TRAUT
BY: GARY PARKES, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY~~
HEREWITH

BOOK 11162 PAGE 169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY W. PARKES with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of October 19 98.

My commission expires September 29, 2001 Notary Public Marita D. Peters

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY PARKES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CHRISTOPHER D. TRAUT and is authorized by the said CHRISTOPHER D. TRAUT to execute this instrument on his behalf.

Witness my hand, at Office, this 15th day of October, 1998.

Marita D. Peters
NOTARY PUBLIC

My Commission Expires: 9/29/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 1998

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

FROM GARY W. PARKES AND CHRISTOPHER D. TRAUT, BOTH MARRIED

TO CURTIS MARCEL HARGROVE

5496 10/20 0101 03CHECK 329.2

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 11162 PAGE 170

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 86000.00
				CON TX 318.20
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 329.20
				CHECK 329.20
			10/20/98 01	10:29 0001 5496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501725
IDENTIF. ↑ REFERENCE

98 OCT 20 AM 10:27
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360709