# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11170 PAGE 716

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: June 13, 2000
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| STEVEN COLLINS (NAME) | FRANKLIN AMERICAN MORTGAGE (NAME) | MAP 15-14 |
| 313 PREAKNESS DRIVE (ADDRESS) | 214 OVERLOOK COURT, STE 150 (ADDRESS) | GROUP A |
| ANTIOCH, TN 37013 (CITY) (STATE) (ZIP) | BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP) | PARCEL 41.00 CO |

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, DANIEL T. CARTER AND WIFE, CHARISSE L. CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN COLLINS, UNMARRIED PERSON and Jennifer Willemin Lewis, unmarried person, expressly as joint tenants with rights of survivorship

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. 41 on the Plan of Calumet Subdivision, Section 2, of record in Plat Book 7900, page 367, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to DANIEL T. CARTER AND WIFE, CHARISSE L. CARTER by Deed of record in Book 10207, page 67, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 OCT 27 AM 8:57

DAVIDSON COUNTY, TN.

REGISTER'S FEE & REFERENCE

050418 2

8116 10/27 0101 03CHECK 418.00

unimproved ( )
This is improved ( X ) property, known as 313 PREAKNESS DRIVE, ANTIOCH, TN 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 23rd day of October 19 98

Daniel T. Carter

DANIEL T. CARTER

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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 DANIEL T. CARTER AND WIFE, CHARISSE L. CARTER

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 GOODLETTSVILLE, Tennessee, this 23rd day of October, 19 98.

Commission expires June 13, 2000

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

**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 |
| | | | | CON TX 407.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 418.00 |
| | | | | CHECK 418.00 |
| | | | 10/27/98 01 | 08:57 0001 8116 |

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

0504182
IDENTIFICATION REFERENCE

98 OCT 27 AM 8:57

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1363298