BOOK 11197 PAGE 685

WARRANTY DEED

B-98-4278

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Cindy Sudnicka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 98

Valerie A. Wright
Notary Public

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

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
EDWARD SEDDON: ATTORNEY
4733 Andrew Jackson Pkwy, #1, 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
Stephen L. Birge (NAME)	FT Mortgage Companies (NAME)	MAP 86-14-B
3509 Greenwood Drive (ADDRESS)	2345 Grand Avenue, Suite 2200 (ADDRESS)	PARCEL 162
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Kansas City, KS 64108 (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, David G. Abraham and wife, Pamela A. Abraham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen L. Birge and wife, Sharon M. Birge

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 Number 170 on the Final Plat of Fleetwood Subdivision, Phase Two, being a planned unit development, of record in Plat Book 6900, page 738 and 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David G. Abraham and wife, Pamela A. Abraham by Warranty Deed from Joseph R. Hogue and wife, Cher L. Hogue of record in Book 10613, Page 741, Register's Office for Davidson County, Tennessee.

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

98 NOV -9 PM 4:10
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0510699

unimproved ( )
This is improved (X) property, known as 3509 Greenwood Drive, Hermitage, TN 37076
(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 30th day of October 19 98

David G. Abraham
By: Megan Aregis
Megan Aregis, Attorney-in-fact
Pamela A. Abraham
By: Megan Aregis
Megan Aregis, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of October, 1998, before me personally appeared Megan Aregis, 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 David G. Abraham and wife, Pamela A. Abraham, and who acknowledged that she executed the same as the free act and deed of the said David G. Abraham and wife, Pamela A. Abraham by virtue of that Power of Attorney, duly executed by the said David G. Abraham and wife, Pamela A. Abraham and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 1998.

My Commission Expires: 3-3-99 Valerie D. Wright
Notary Public

NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

5044 11/09 0101 03CHECK 477.20

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 100 Hazel Path, Suite A Hendersonville, Tennessee 37075	☐ 1310 Memorial Boulevard Springfield, Tennessee 37172	☐ 4733 Andrew Jackson Pkwy. #1-C Hermitage, Tennessee 37076
☐ 1187 Vultee Boulevard Nashville, Tennessee 37217	☐ 1885-C Ft. Campbell Boulevard Clarksville, Tennessee 37042	☐ 557 Sam Ridley Pkwy W., Suite A Smyrna, Tennessee 37167
	☐ 111 W. College Street Murfreesboro, Tennessee 37130	☒ 155 Franklin Road, Suite 150 Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 11197 PAGE 687

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	126000.00
CON TX	466.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	477.20
CHECK	477.20

11/09/98 01 16:12:0001 5044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05110699
IDENTIF. # REFERENCE

98 NOV -9 PM 4:10

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370168