0532284

IDENTIF. & REFERENCE

Dav. Co. FIle Box 14-A
JTC FIle #12551-1

This Instrument Prepared By:
D.W. McMACKIN
5200 MARYLAND WAY SUITE 105
BRENTWOOD, TN 37027

Map & Parcel: #105-13-85

99 JAN -4 PM 1:19

[illegible] REGISTER
DAVIDSON COUNTY, TN.

Name/Address New Owner:
Thomas G. Favreau and Catherine C. Favreau
1501 Linden Avenue, Nashville, TN 37212

BOOK 11280 PAGE 106

Send Tax Statements To:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTER DRIVE, STE 400
FRANKLIN, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Sandra E. Larson** , have bargained and sold and by these presents does transfer and convey unto **Thomas G. Favreau and wife, Catherine C. Favreau** , their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Belmont Land Company's property called Belmont Heights as of record in Book 421, page 34, Register's Office for said County.

Being the same property conveyed to Sandra E. Larson, unmarried, by deed from Amy Perry Blackman and husband, William H. Blackman of record in Book 9666, page 472, said Register's Office.

This conveyance is subject to all matters as shown on the plan of record in Book 421, page 34, said Register's Office, and to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Subject to taxes for the tax year 1999 and subsequent years; said taxes are neither due nor payable.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **28th** day of **December, 1998.**

Sandra E Larson

Sandra E. Larson

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, John T. Cook a Notary Public of said County and State, **Sandra E. Larson, a single woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **December, 1998.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$262,260.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **28th** day of **December, 1998.**

Notary Public

My Commission Expires

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

8027 01/04 0101 03CHECK 981.36

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11280 PAGE 108

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

MAMT
262260.00
ERR CO
MAMT
262260.00-
CAMT
262260.00
CON TX 970.36
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 981.36
CHECK 981.36

01/04/99 01 13:16 0001 8027

053284
Tennessee Reference

99 JAN -4 PM 1:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407425