# WARRANTY DEED

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires November 4, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,205.00

D. Stephen Branum
Affiant

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

B T Hodge
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**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 |
|---|---|---|
| D. Stephen Branum DSB JTB (NAME) | First Trust Mortgage Company (NAME) | MAP 172-3A |
| 1204 Pineview ~~Drive~~ Ln (ADDRESS) | 6225 Quail Hollow Road, Ste.300 (ADDRESS) | PARCEL 37 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37211 (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, Westminster Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Stephen Branum and wife, Jackie T. Branum

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. 37 on the Plan of The Woodlands, Phase I, as of record in Plan Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Westminster Homes, Inc., a North Carolina Corporation, by deed from Richter Dial Builders, Inc., a Tennessee Corporation, of record in Book 10673, page 659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1999 Davidson County taxes and any subsequent years; Dedication of Common Area to The Woodlands Homeowner's Association in Book 8472, page 310; Declaration of Covenants, Conditions, Restrictions, Charter, and By-Laws for The Woodlands in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8454, page 246, Book 8464, pge 463, Book 8622, page 390, and Book 8634, page 224, re-recorded in Book 8643, page 675; Charter of Incorporation in Book 8454, page 246; Storm Water Detention Agreement in Book 7336, page 3; Deeds of Conveyance for sanitary sewer in Book 8541, page 225, Book 8541, page 230, Book 8541, page 235; Subject to all matters shown on the Plan of record in Book 6900, pages 498 and 499, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1204 Pineview Drive, Nashville, Tennessee 37211
(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 December, 19 98

Westminster Homes, Inc.
By: _____
Robert A. Yeatman, Vice President

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

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Yeatman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Westminster Homes, Inc. the within named bargainor, and corporation, and that he as such Vice President 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 Robert A. Yeatman as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office B.T. HODGE Brentwood, Tennessee 37027 on this the 29th day of December 1998

My commission expires _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires November 4, 2001

B T Hodge
Notary Public

9155 01/06 0101 03CHECK 714.76



0533356
IDENTIF. & REFERENCE
99 JAN -6 AM 9:52
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11284 PAGE 540

| | | |
|---|---|---|
| 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 |

CAMT
190205.00
CON TX 703.76
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 714.76
CHECK 714.76
01/06/99 01 09:50 0001 9155

0533356
IDENTIF. & REFERENCE

99 JAN -6 AM 9:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

**No.** 1408536