

Compliments of



Security Title Company, Inc.

5005 RIDGEWAY CENTER PARKWAY • SUITE 104 • PHONE 761-2030
MEMPHIS, TENNESSEE 38119

WARRANTY DEED

THIS INDENTURE, made and entered into on this December 2, 1994
by and between Garry Chandler and Ruth Ann Chandler

Party of the first part, and Charles L. Little and wife Barbara C. Little

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:
Fayette

Lot 7, Country Ridge Subdivision, Phase II, as shown on the plat of record in Plat Book 5, Page 189, in the Register's Office of Fayette County, Tennessee to which plat reference is hereby made for a more particular description of said property.

This is the same property conveyed to the parties of the first part by Warranty Deed of record in Book 402, Page 223 in the said Register's Office of Fayette County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 5, Page 189; Amendment to subdivision restrictions Book 390, Page 294, Book 390, Page 299 of record in said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set out above except taxes not yet due

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Garry Chandler

Garry Chandler

Ruth Ann Chandler

Ruth Ann Chandler

STATE OF TENNESSEE, COUNTY OF SHELBY

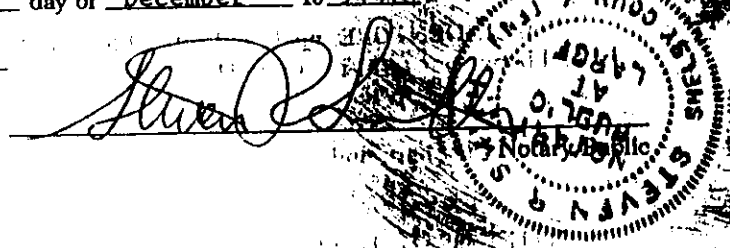
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Garry Chandler and Ruth Ann Chandler

to me known to be the person a described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of December 19 94

My commission expires 5-23-95



STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared _____

with whom I am personally acquainted and who, upon oath, acknowledged himself to be the _____ President of _____ the within named bargainor, a corporation, and that he as such _____ President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such _____ President.

WITNESS my hand and Notarial Seal at office this _____ day of _____ 19 _____.

My commission expires _____

Notary Public

Fayette County Transfer
Date Dec 8, 1994
Mark A. Ward Assessor of Property
By Mark A. Ward

264
STATE OF TENNESSEE, FAYETTE COUNTY
I certify that this instrument was filed
for registration on DEC - 8 1994
at 9:00 o'clock A M. Noted in note
Book # 6, page 7, and RECORDED IN
Dec 8 Book No. 406, Page No. 489, 96
Rec. Fee \$ 8.00 State Tax \$ 489.96
Clk's Fee \$ 1.00 Total \$ 498.96
Receipt # 6316 Charles L. Litter Register

Tax ID # Map 184 Dis 10 Par 00507 (FOR RECORDING DATA ONLY)

Property address 1100 Hwy 196
Collierville, Tn 38017

Mail tax bills to: (Person or Agency responsible
for payment of taxes)

The Citizens Bank
185 N. Main St.
Collierville, TN 38017

This instrument prepared by:

Steven R. Smith, Atty.
165 No. Main, Ste. 107
Collierville, TN 38017

State Tax \$ 489.96

Register's fee 1.00

Recording fee 8.00

Total 498.96

T.C. #

Return to: Steven R. Smith, Atty., 165 No. Main, Ste. 107, Collierville, TN

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 \$ 132,421.00

which amount is equal to or greater than the
amount which the property transferred would
command at a fair and voluntary sale.

Charles L. Litter
Affiant

Subscribed and sworn to before me this

2nd day of December 19 94

Steven L. Litter
Notary Public

My Comm. Exp.: 5-23-95

