Lot 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
John J. DeMatteo, et ux 6457 Thunderbird Drive Nashville, TN 37209	Atlantic Coast Mortgage Co. 3819 South George Mason Dr., #G Baileys Crossroads, VA 22041	102-4-117

WARRANTY DEED

BOOK 6712 PAGE 26

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert H. Fults and wife, Gretchen A. Fults, have bargained and sold, and by these presents do transfer and convey unto the said John J. DeMatteo and wife, Judy C. DeMatteo, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1105 on the Map of Charlotte Park, Section 19, as of record in Book 3600, page 83.

Said Lot No. 1105 fronts 75.00 feet on the southeasterly side of Thunderbird Drive and extends back 242.20 feet on the northeasterly line and 207.60 feet on the southwesterly line, to a line in the rear on which it measures 92.80 feet.

Being the same property conveyed to Robert H. Fults and wife, Gretchen A. Fults, by deed from Gary K. Hargis and wife, Janice S. Hargis, of record in Book 5414, Page 678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 6457 Thunderbird Drive, Nashville, TN 37209

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.

Whenever 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 hands this 14 day of ~~October~~ November, 1985.

Robert H. Fults

Gretchen A. Fults

Robert H. Fults

Gretchen A. Fults

11/19 208.00- CHECK

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 Robert H. Fults and wife, Gretchen A. Fults, 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 Nashville, ~~Tennessee~~, this 14 day of ~~October~~ November, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $77,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF ~~OCTOBER~~ November, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

53945

IDENTIFICATION REFERENCE

NOV 19 10 05 AM '85

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6712 PAGE 38

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77500.00- CAPT. 201.50 CSTAX - .50 PRFEE 6.00 WDEED CHECK 208.00- 7822A11/19/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 9 4 5

IDENTIFICATION REFERENCE

Nov 19 10 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193001