Bos 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Omron A. Mallak<br>7461 Harness Dr.<br>Nashville, TN. 37221 | Atlantic Coast Mortgage<br>Company<br>3975 University Drive<br>Fairfax, VA 22030 | MAP 142-02<br>PARCEL 242<br>9D-05024 |

**WARRANTY DEED**

BOOK 6856 PAGE 708

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James P. Walsh and wife, Rebecca K. Walsh hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Omron A. Mallak and wife, Rahena M. Mallak hereinafter called the Grantee, Grantee's 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. 270 on the plan of Resubdivision of Lots 268 - 277, Section 5, Cross Timbers, of record in Book 4300, page 90, Register's Office for said County.

SAID Lot No. 270 fronts 93.5 feet on the southerly margin of Harness Drive and extends back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to James P. Walsh and wife, Rebecca K. Walsh by deed from James C. Ashworth and wife, Carol J. Ashworth of record in Book 5803, page 861, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4408, page 761, said Register's Office, and to the matters set forth in the above referenced plan of record.

THIS instrument is being executed on behalf of Rebecca K. Walsh by James P. Walsh as her Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

This is (un)improved property, known as 7461 Harness Dr., Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 9th day of May, 19 86.

Rebecca K. Walsh
BY: James P. Walsh
Attorney in Fact

James P. Walsh

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 9th day of May, 19 86, before me personally appeared James P. Walsh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6856 PAGE 709

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

Omron A Mallak
Affiant

Subscribed and sworn to before me, this the 9th day of May, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

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 James P. Walsh with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Rebecca K. Walsh as her Attorney in Fact as the free act and deed of the within named Rebecca K. Walsh.

Witness my hand and official seal at Nashville, TN. this 9th day of May, 1986.

Christy Wilkins Ivey
Notary Public

My Commission expires:

11-1-87

**WARRANTY DEED**

from:
James P. Walsh and wife, Rebecca K. Walsh

to:
Omron A. Mallak and wife, Rahena M. Mallak

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25000

BOOK 6856 PAGE 710

STATE OF Tennessee

COUNTY OF Davidson

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, where applicable.

Affiant

Sworn to and subscribed before me this 9th day of May, 19 86.

Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS NOTARY PUBLIC AT LARGE

FELIX Z. HASKINS REGISTER DAVIDSON COUNTY, TN

MAY 14 2 28 PM '86

IDENTIFICATION REFERENCE

0 0 7 5 7

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

RECEIVED OF _____

FOR _____

BOOK 6856 PAGE 711

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 90000.00- | CAMT. |
| | | | 234.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | | CHECK 243.50- |
| | | | 403 A05/14/86 BAL | .00 |

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

0 0 7 5 7

IDENTIFICATION REFERENCE

MAY 14 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247857