STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 113000.00

Subscribed and sworn o before me, this the 26 day of November 19 86

Affiant Richard J. Jonardi

My commission expires: Jan. 21, 1990 (Affix Seal)

Notary Public NOTARY PUBLIC AT LARGE

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Richard J. Jonardi | BarclaysAmerican/Mortgage Corporation |
| 8084 Poplar Creek Road | 5032 Parkway Plaza Blvd., Bldg. 8 |
| STREET ADDRESS | STREET ADDRESS |
| Nashville, Tennessee 37221 | Charlotte, North Carolina 28210 |
| CITY STATE ZIP | CITY STATE ZIP |

MAP & PARCEL NO 155-3-0-A040.00CO 9D31635

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James E. Dixon, Jr.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Richard J. Jonardi and wife, Hilda L. Jonardi

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 35 on the Plan of Rolling River Estates, Section 1, of record in Plat Book 4860 at page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Dixon, Jr. by deed recorded in Book 6910 at page 949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

Andrea Dixon, wife of the above named James E. Dixon, Jr. joins in the execution of this instrument for the purpose of relinquishing any marital rights she might have in the property.

6951 6

IDENTIFICATION REFERENCE

Dec 4 9 46 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 8084 Poplar Creek Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 26 day of November 19 86

James E. Dixon, Jr.

Andrea Dixon

State of Tennessee
County of Davidson

On this 26 day of November, 19 86, before me personally appeared James E. Dixon, Jr. and wife, Andrea Dixon to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan. 21, 1990

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 7059 PAGE 5

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

1 30.00- CAMT.
316.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 322.90-
3137A12/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6951.6

IDENTIFICATION REFERENCE

DEC 4 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18937