THIS INSTRUMENT PREPARED BY
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

Bat 36

WARRANTY DEED BOOK 7455 PAGE 534

MAP / PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
[redacted]-0025	Timothy C.Naprestek Elizabeth Fisher	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, Va 22030
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 3971
	5025 Marchant Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

PHILIP M. MATTINGLY and wife, NANCY M. MATTINGLY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TIMOTHY C. NAPRESTEK and ELIZABETH FISHER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ **State of Tennessee, described as follows:**

Being Lot No. 69 on the Plan of Crievewood, as of record in Plat Book 2331, page 99, Register's Office for said County.

Said Lot No. 69 fronts 75 feet on the westerly side of Marchant Drive and extends 210 feet on the southerly line and 210.8 feet on the northerly line, to a line in the rear which is a broken line, on which it measures 75.1 feet.

Being the same property conveyed to Philip M. Mattingly and wife, Nancy M. Mattingly, by deed from The Equitable Life Assurance Society of The United States, a New York Corporation, as of record in Book 5980, page 345, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except 1988 taxes which have been been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22 **day of** January **, 19** 88

Philip M. Mattingly

Nancy M. Mattingly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7455 PAGE 535

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Philip M. Mattingly and wife, Nancy M. Mattingly

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, the 22nd day of January, 1988.

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), 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 _____, this, the _____ day of _____, 19_____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 1988

COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

PHILIP M. MATTINGLY AND WIFE, NANCY M. MATTINGLY

TO

TIMOTHY C. NAPRESTEK AND ELIZABETH FISHER

99932

IDENTIFICATION REFERENCE

JAN 25 2 03 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

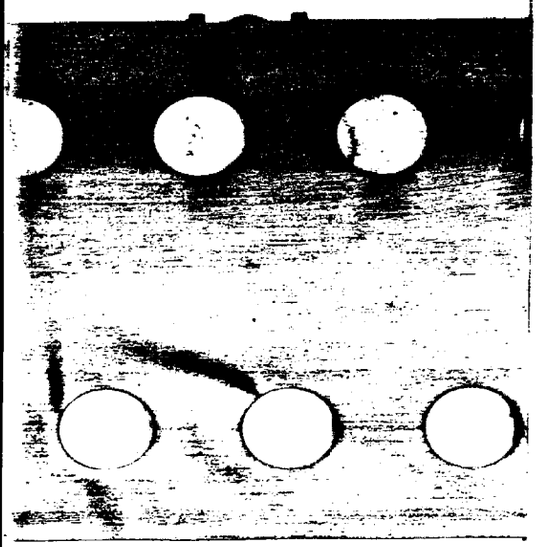
_____ and _____,

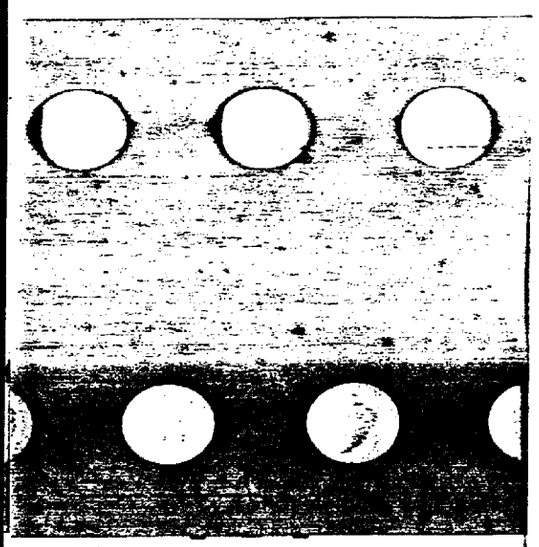
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

BANK	87000.00
CON TX	243.60
PRFEE	0.50
MTGFEE	6.00
TOTAL	250.10
CHECK	250.10

1/25/88 01 14:04 0001 0994

9.9.9.3.2.

IDENTIFICATION REFERENCE

JAN 25 2 03 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 55918