WARRANTY DEED FOR TENNESSEE

BOOK 8614 PAGE 135

THIS INDENTURE, made and entered into this 27th day of April ,19 92 , by and between, Charles L. Lewis and Lynette Lewis, husband and wife , party(ies) of the first part, and James Ernest Massa and Melanie Leigh Massa, their heirs and assigns, party(ies) of the second part, husband and wife

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 32 on the plan of Clovenook sudivision as of record in Book 2900 at pages 51 and 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

06159

IDENTIF. REFERENCE

APR 30 2 10 PM '92

MAIL ENV.

5597 04/30 0101 03CHECK 269.70

PROPERTY ADDRESS: 1705 Lawncrest Drive, Nashville, TN 37210

BEING the same property acquired by the party of the first part by deed recorded in Book 6661 at page 285 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1992, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

Charles L. Lewis

Lynette Lewis

STATE OF TENNESSEE )
COUNTY OF Davidson ) ss

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Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Charles L. Lewis and Lynette Lewis, husband and wife, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 27th day of April, 1992.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

STATE OF TENNESSEE )
COUNTY OF _____ ) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 094-12-0 033.00

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $71,000.00.

Sworn and Subscribed to before me this 27th day of April, 1992.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

| Address of New Owner: | Send Tax Bills To: |
|---|---|
| James Ernest Massa | NationsBanc Mortgage Corporation of Virginia |
| 1705 Lawncrest Drive | 201 East Cary Street |
| STREET ADDRESS | STREET ADDRESS |
| Nashville, TN 37210 | Richmond, VA 23219-3736 |
| CITY/STATE/ZIP | CITY/STATE/ZIP |

PREPARED BY AND PLEASE RETURN TO:

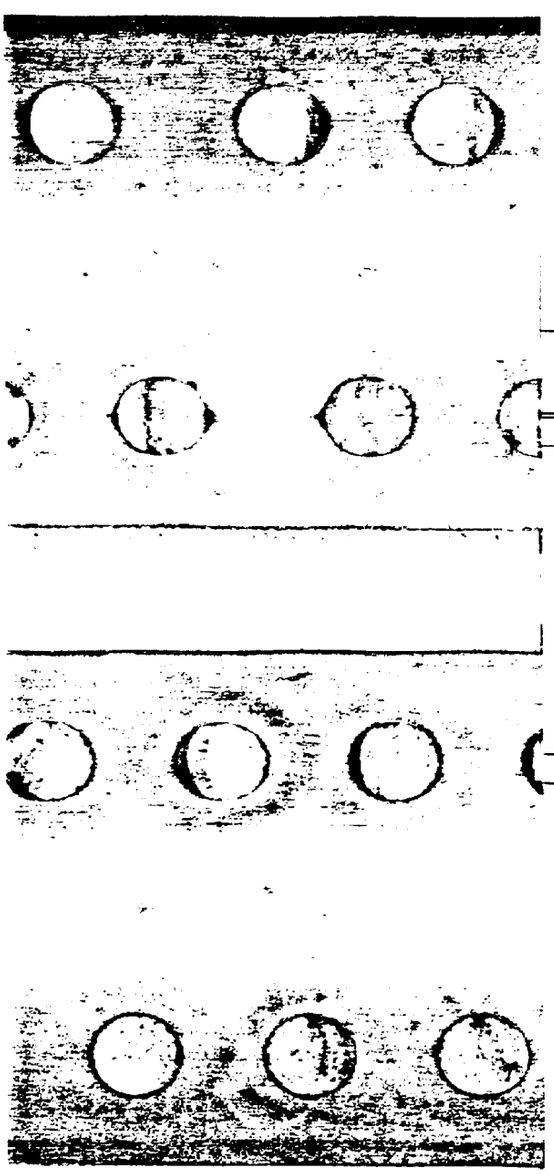
SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 92-0944

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 8614 PAGE 137

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

| | |
|---|---|
| CAMT | 71000.00 |
| CON TX | 262.70 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 269.70 |
| CHECK BANK | 269.70 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/30/92 01 14:09 0001 5597

06159

IDENTIF. REFERENCE

APR 30 2 10 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

**No.** 526374