10863

WARRANTY DEED

266580
Bk 35

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8652 PAGE 243

"PREPARED SOLELY UPON INFORAMTION FURNISHED BY THE PARTIES HERETO."

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN G. MERANZE (NAME)	NEW OWNER(S) (NAME)	Map 145-10-0
1346 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 18
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #FH12502

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MICHAEL R. HAGGARD AND WIFE, TAMARA C. HAGGARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN G. MERANZE AND WIFE, IRENE D. FEURER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 59 on the Plan of Tyne Valley Estates, Section 7, as of record in Plat Book 3700, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael R. Haggard and wife, Tamara C. Haggard by deed from Wayne R. Oldham, married of record in Book 7560, page 844, said Register's Office.

This conveyance is subject to: (1) 1992 taxes which have been prorated and assumed by the Grantees herein; and (2) All matters appearing on the Plan of record in Plat Book 3700, page 9, said Register's Office.

19494

IDENTIF. REFERENCE

JUN 15 1 23 PM '92

FEE

unimproved ( )
This is improved (XX) property, known as 1346 Otter Creek Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of June, 19 92

Michael R. Haggard
MICHAEL R. HAGGARD

Tamara C. Haggard
TAMARA C. HAGGARD

By Tamara C. Haggard
Attorney in Fact

BOOK 8652 PAGE 244

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~MICHAEL R. HAGGARD AND WIFE~~, TAMARA C. HAGGARD

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of June, 19 92.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public in and for said County and State, Tamara C. Haggard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by his constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8 day of June, 1992.

Notary Public

My commission expires 1-22-95

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 92.

MY COMMISSION EXPIRES: 1-17-1994 (AFFIX SEAL) Notary Public

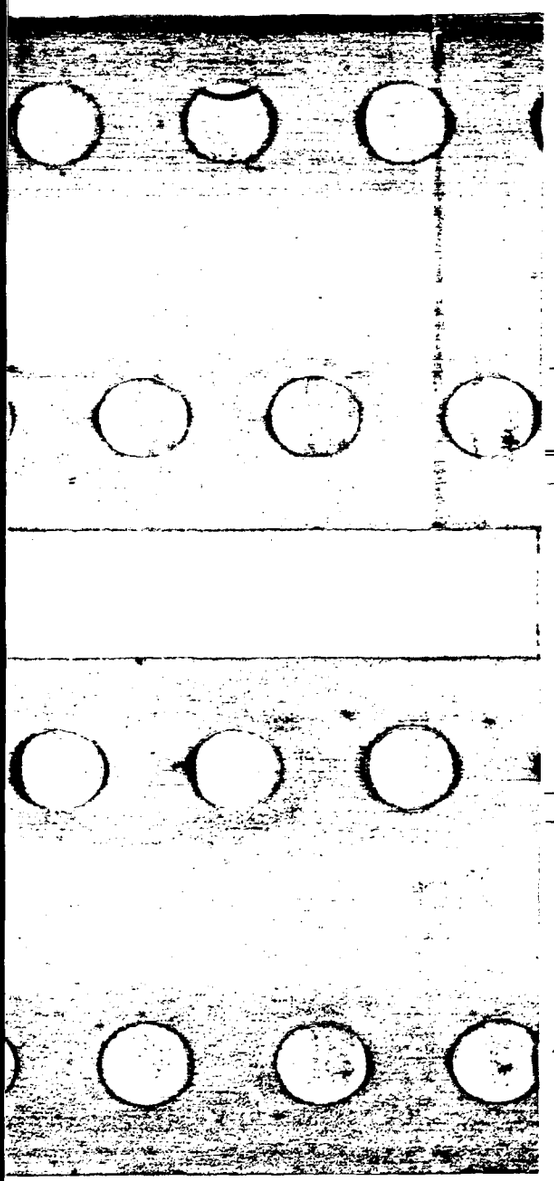
WARRANTY DEED

FROM MICHAEL R. HAGGARD AND WIFE, TAMARA C. HAGGARD

TO STEVEN G. MERANZE AND WIFE, IRENE D. FEUVER

1427 06/15 0101 03CHECK 1263.15

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 245

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	
				339500.00
			CON TX	1256.15
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1263.15
			CHECK	1263.15
06/15/92	01		13:24 0001	1427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19494

IDENTIF. TREFERENCE

JUN 15 1 23 PM

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 541173