RE-RECORD
BOOK 9065 PAGE 301

WARRANTY DEED

This Instrument Prepared By:
Chicago Title Insurance Co.
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238
00269753
Box 35

Timothy J. Pospichal	CTX MORTGAGE COMPANY	Map 132-07
4306 Prescott Road	5200 MARYLAND WAY, S108	Parcel 36
Nashville, TN 37204	BRENTWOOD, TN 37027	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- $10.00 ---------- Dollars.

Cash in hand paid by Timothy J. Pospichal and wife, Marcie W. Pospichal and other good and valuable considerations accepted as cash, the receipt ans sufficiency of which are hereby acknowledged,

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JM Jeffrey Mobley, Executor of the Estate of JM
Madge Lee Vandiver, deceased
have this day bargained and sold, and do hereby transfer and convey unto the said Timothy J. Pospichal and wife, Marcie W. Pospichal
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Southmeade of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 25 is described as beginning at a point in the easterly margin of Prescott Road, the common corner of Lots 25 and 26; thence with the margin of said road, northwardly 186 feet to the beginning of a curve; thence around said curve, northeastwardly 31.4 feet to the southerly margin of Morriswood Drive; thence with said Drive, eastwardly, partly along a curve, 248.5 feet to a point; thence southwestwardly 190.1 feet to the common easterly corner of Lots 25 and 26; thence with said line between said lots, westwardly 190 feet to the beginning.

Being the same property conveyed to Charles E. Vandiver and wife, Madge B. Vandiver, by deed from Walter A. Dunlap and wife, Nellie C. Dunlap and Georgia E. Clark, a widow, of record in Book 2152, page 539, Register's Office for Davidson County, Tennessee; the said Madge Lee Vandiver having since died, being predeceased by Charles E. Vandiver, and by her Will of record in Will Book 183, page 273, in the Probate Court for Davidson County, Tennessee. Jeffrey Mobley, was appointed Executor of the Estate of Madge Lee Vandiver, deceased, with full power to convey. JM

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $ 91,300.00 93.10 00
Subscribed and sworn to before me this the 30th *day of* June 19 93
My commission expires: 3-23-97
(Affix Seal)
Affiant
Notary Public

unimproved ( )
This is improved (X) property, known as 4306 Prescott Road (House Number) Nashville, TN 37204 (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 30th *day of* June 19 93 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Executor of the Estate of
Madge Lee Vandiver, deceased
Jeffrey Mobley JM

Jeffrey Mobley

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RE-RECORD

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned *a Notary Public in and for said County and State* Jeffrey Mobley, Executor of the Estate of Madge Lee Vandiver, deceased

the within named bargainor _____ *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 for the purposes therein contained*

Witness my hand and official seal at Nashville *Tennessee,*
this 31st *day of* July *19* 93

Notary Public

Commission expires March 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ *a Notary Public 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* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____
this _____ *day of* _____ *19*____

_____ Notary Public

Commission expires _____

6329 09/31 0101 03CHECK 8.00

1791 07/08 0101 03CHECK 349-77

39148
IDENTIF. ↑ REFERENCE

93 JUL -8 PM 2:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

58048
IDENTIF. ↑ REFERENCE

RE-RECORD
93 AUG 31 PM 4:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED
FROM
TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4031
NASHVILLE, TENNESSEE 37238