BOOK 9193 PAGE 929

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 193,000.00

Margery J Schneider
Affiant

Subscribed and sworn to before me, this 17th day of December 1993

Notary Public

My Commission Expires: 1-27-96

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| DANIEL E. BORNSTEIN<br>2304 Springdale Drive<br>Nashville, Tennessee 37214 | SOUTHEASTERN MORTGAGE<br>565 Marriott Drive Suite 250<br>Nashville, Tennessee 37214 | MAP 117-2<br>PARCEL 146 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THREE THOUSAND AND NO/100---------- ($ 193,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I/we, MARK A. McNEELY and wife, JANIS V. McNEELY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL E. BORNSTEIN AND WIFE, MARGERY J. SCHNEIDER hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3, Block 3 on the Map of a Development of Stokes Tract of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mark A. McNeely and wife, Janis V. McNeely, by deed from Ann C. Harrison Heard and husband, Thomas H. Heard, of record in Book 6045, page 43, Register's Office for Davidson County, Tennessee.

99052
IDENTIF. REFERENCE
93 DEC 21 AM 10:02
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 2304 Springdale Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns, forever.

GRANTOR(S) COVENANTS(S) with the said GRANTEE(S) that he/she is/we are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties as assumed by Grantee(s).

2. Matters shown on the Plan of Stokes Tract, of record in Book 974 page 24, Register's Office for Davidson County, Tennessee.

GRANTOR(S) FURTHER COVENANT(S) and bind(s) him/herself/themselves, his/her/their heirs and representatives to warrant and forever defend the title to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on this the 17th day of December, 19 93.

MARK A. McNEELY

JANIS V. McNEELY

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK A. McNEELY and wife, JANIS V. McNEELY, 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 this 17th day of December, 19 93.

My Commission Expires: January 23, 1994

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

6543 12/21 0101 03CHECK 723.10

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9193 PAGE 931

| | | |
|---|---|---|
| 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 193000.00 |
| | | | | CON TX 714.10 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 723.10 |
| | | | | CHECK 723.10 |
| 12/21/93 | 01 | | | 10:03 0001 6543 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99052
IDENTIFICATION REFERENCE

93 DEC 21 AM 10:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 736514