THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

## WARRANTY DEED

| ADDRESS NEW OWNER: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP/PARCEL |
|---|---|---|
| Gary W. Pentecost, et ux<br>1018 Kenly<br>Dalton, Tn. 37080 | National Mortgage Company<br>4041 Knight Arnold Road<br>Memphis, TN 38118 | Map 71-7<br>Parcel 54<br>Field Book 12DZ 05170 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated February 16, 1977, executed by Jerry E. Steffno and wife, Elizabeth Steffno, secured by a Deed of Trust to Larry Weinberg, Trustee, of record in Book 5115, page 697, Register's Office for Davidson County, Tennessee, to secure to Realty Mortgage, Inc. the original principal amount of $19,000.00; the said mortgage having been assigned to National Mortgage Company, who is now the owner and holder of said mortgage; and, the said Note and Deed of Trust being assumed on June 27, 1983, by Curtis R. Detharidge and wife, Prasetyawati Detharidge, in the Deed of record in Book 6083, page 468, said Register's Office, which the GRANTEES herein assume and agree to pay and hold GRANTORS harmless from same, the receipt all of which is hereby acknowledged, we, CURTIS R. DETHARIDGE and wife, PRASETYAWATI DETHARIDGE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto GARY W. PENTECOST and wife, BEVERLY J. PENTECOST, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING the east 95 feet of Lot No. 91 on the Map of J.B. Haynies Oriental Subdivision of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Curtis R. Detharidge and wife, Prasetyawati Detharidge, by deed from Jerry E. Steffno and wife, Peggy R. Steffno, of record in Book 6083, page 468, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for the said property is 203 Duke Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, GRANTORS do covenant with the said GRANTEES, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1994 taxes, a lien but not yet due and payable, which will be paid, in full, by GRANTEES when due.

2. Any and all matters as shown on the Plan of record in Book 161, pages 26 and 27, said Register's Office.

3. Deed of Trust executed by Jerry E. Steffno and wife, Elizabeth Steffno, to Larry Weinberg, Trustee, of record in Book 5115, page 697, Register's Office for Davidson County, Tennessee, and assumed by Curtis R. Detharidge and wife, Prasetyawati Detharidge, in Book 6083, page 468, said Register's Office.

The GRANTORS represent and warrant that the present existing balance of the mortgage loan in favor of National Mortgage Company as evidenced by the Deed of Trust of record in Book 5115, page 697, Register's Office for Davidson County, Tennessee, as hereinabove recited is $13,622.77. The GRANTORS do hereby transfer to the GRANTEES, all of the GRANTORS' right, title and interest in and to any and all monies within an escrow account held by National Mortgage Company for the payment of taxes and insurance under Loan Number 281015.

And GRANTORS do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 10th day of January, 1994.

"GRANTEES":

GARY W. PENTECOST

BEVERLY J. PENTECOST

"GRANTORS":

CURTIS R. DETHARIDGE

PRASETYAWATI DETHARIDGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS R. DETHARIDGE and wife, PRASETYAWATI DETHARIDGE, and GARY W. PENTECOST and wife, BEVERLY J. PENTECOST, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $57,900.00.

MAIL ENV.

AFFIANT

Sworn to and subscribed before me, this the 10th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

U/061 IDENTIF. & REFERENCE

96 JAN 12 P 1:52

01/12 0101 03CHECK 223.23



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

**RECEIVED OF** _____

**FOR** _____

BOOK 9219 PAGE 63

| | | |
|---|---|---|
| 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 | 57900.00 |
| | | | CON TX | 214.23 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | TOTAL | 223.23 |
| | | | CHECK | 223.23 |
| 01/12/94 | 01 | | 13:58 0001 | 9042 |

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

07061
IDENTIF. # REFERENCE

94 JAN 12 PM 1:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 745042