PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35281)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 129000.00

Affiant

Sworn and subscribed before me this 1st day of July, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| P. Julie Langley<br>Fabian Campos<br>3408 Springbrook Drive<br>Nashville, TN 37204 | NationsBanc Mortgage Corporation<br>P. O. Box 353<br>Louisville, KY 40201-0358 | 118-10-130<br>16DA 14205 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Carroll and spouse, Carol Simonovich,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **P. Julie Langley and Fabian Campos, tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 71 on the plan of Pleasant Valley, of record in Book 1424, page 63, said Register's Office.

SAID Lot No. 71 fronts 178.48 feet on the southeasterly margin of Springbrook Drive (a.k.a Pleasant Valley Drive) and extends back 158.7 feet on the southerly line and 158.3 feet on the easterly line to a point in the rear.

BEING the same property conveyed to Robert L. Carroll and spouse, Carol Simonovich, by deed from Lynn S. Simons, a single person, of record in Book 8342, page 670, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

SUBJECT to all matters as shown on the herein referenced Plan of record in said Register's Office; and to 20-foot easement for sanitary sewers and/or storm drainage along the easterly line of said lot and 10-foot temporary construction easement west of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 3921, page 583, said Register;s Office.

**This is improved property, known as:** 3408 Springbrook Drive, Nashville, TN 37204

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 1st day of July, 1994.

**Robert L. Carroll**

**Carol Simonovich**

**State of Tennessee**
**County of Davidson**

On this 1st day of July, 1994, before me the undersigned authority, personally appeared **Robert L. Carroll and Carol Simonovich,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

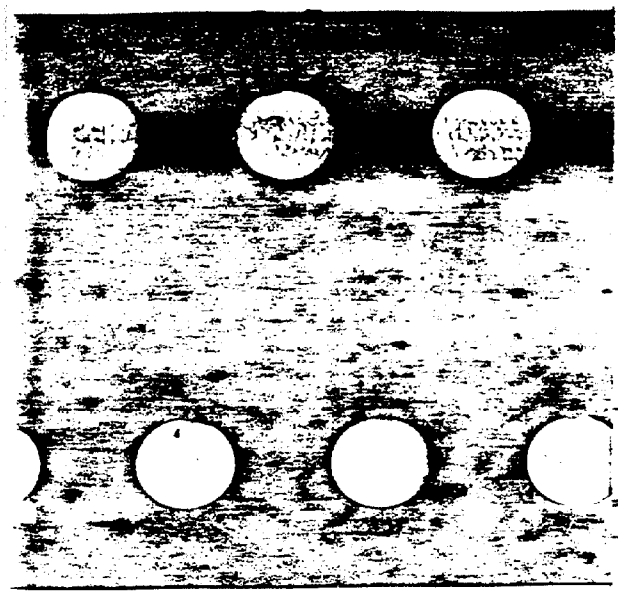
Notary Public

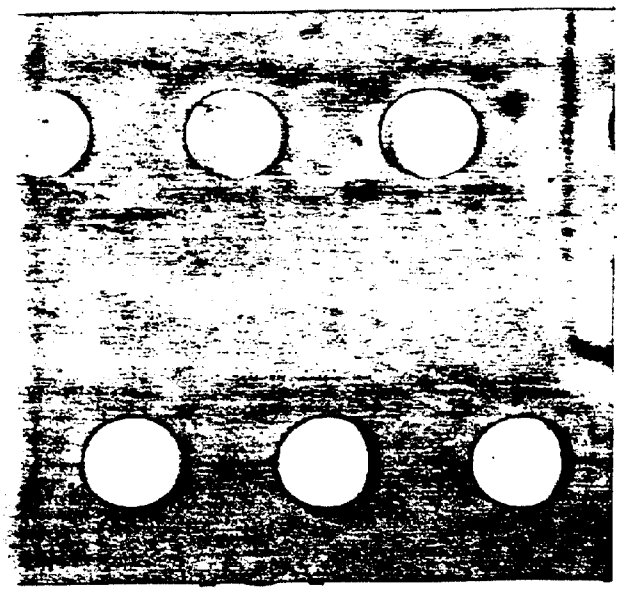
FILED 95 JUL -5 AM 10:50
DAVIDSON COUNTY REGISTER

3091 07/05/95 01 03CHECK 486.30

IDENTIFICATION REFERENCE

67495





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

**RECEIVED OF** _____

**FOR** _____

BOOK 9397 PAGE 2

| | | |
|---|---|---|
| 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 | |
| | | | | 129000.00 |
| | | | CON TX | 477.30 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 486.30 |
| | | | CHECK | 486.30 |
| 07/05/94 | 01 | | 10:21 0001 | 3091 |

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

67495
IDENTIF. & REFERENCE

94 JUL -5 AM 10:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 809746