THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

FILE BOX 57

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,750.00

Brenda D. Mondelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark L. Mondelli (NAME) | AmSouth Mortgage Company, Inc. (NAME) | 144-15-60 |
| 2017 Earlington Drive (ADDRESS) | 15 South 20th Street (ADDRESS) | |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Birmingham, Alabama 35233 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, James M. Fite and wife, Mary Lou Fite

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark L. Mondelli and wife, Brenda D. Mondelli

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 436, on the Plan of Hillsboro Park, Section IV, as of record in Book 2331, page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 436 fronts 216 feet on the westerly side of Earlington Drive and extends back between lines 225 feet on the northerly side and 215.8 feet on the southerly side, to a line in the rear on which it measures 216.1 feet thereon.

BEING the same property conveyed to James M. Fite and wife, Mary Lou Fite by deed from Phillip Bacon and wife, Dorothy W. Bacon of record in Book 3768, page 477, Register's Office for Davidson County, Tennessee.

70667 IDENTIF. & REFERENCE

94 JUL 13 PM 12:08 FELIX [illegible] REGISTER DAVIDSON COUNTY, TN.

6516 07/13 0101 03CHECK 799.69

unimproved ( )
This is improved ( X ) property, known as 2017 Earlington Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 7th day of July 19 94

James M. Fite

Mary Lou Fite

BOOK 9406 PAGE 394

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 James M. Fite and wife, Mary Lou Fite

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 at Nashville, Tennessee, this 7th day of July, 19 94

Commission expires 5-11-97

Notary Public

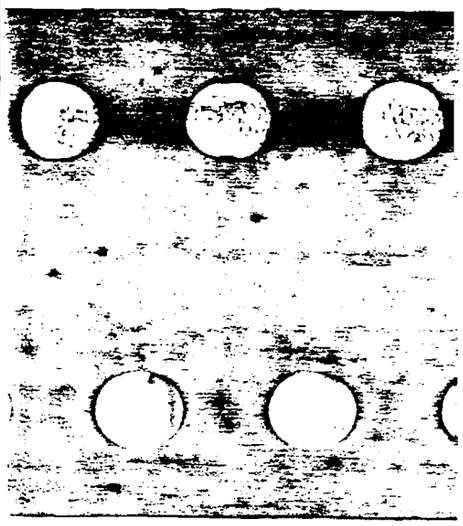
STATE OF TENNESSEE
COUNTY OF

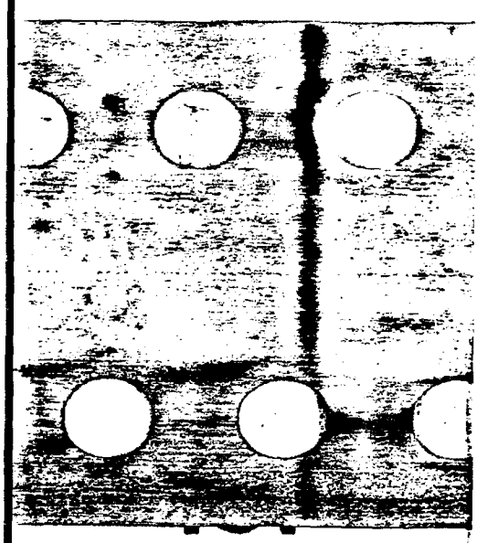
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9406 PAGE 395

| | | |
|---|---|---|
| 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 | 213750.00 |
| CON TX | 790.69 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 799.69 |
| CHECK | 799.69 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6516

70667
IDENTIF. ↑ REFERENCE

94 JUL 13 PM 12:08

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

**No.** 813124