WARRANTY DEED BOX #19B

#94-6-47

BOOK 9421 PAGE 439

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 1994

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 716 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ELI CARMELI etux	MORTGAGE RESOURCES, INC.	MAP 155-08-0-B
(NAME)	(NAME)	
605 South Riverbend Court	404 BNA Drive, Suite 400	PARCEL 065CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37217	FB #09D-80225
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JOHN J. MARSHALL AND RENEE F. MARSHALL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELI CARMELI AND WIFE, FABIANA V. CARMELI

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. 65 on the Plan of South Colony at Riverbend, Phase I, a Planned Unit Development, as of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John J. Marshall and Renee F. Marshall, husband and wife, by Deed from L. Lane Patterson and Constance K. Patterson, husband and wife, of record in Book 9150, Page 111, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of the South Colony at Riverbend, of record in Book 7199, Page 119, Register's Office for Davidson County, Tennessee; By-Laws of the South Colony at Riverbend Homeowners' Association, Inc., of record in Book 7199, Page 135, and as amended in Book 7781, Page 645, said Register's Office; Restrictive Covenants of record in Book 5349, Page 921, in Book 6474, Page 354, and in Book 6486, Page 588, said Register's Office; dedication of open space to South Colony at Riverbend Homeowners' Association, Inc., of record in Book 7781, Page 637, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 605 South Riverbend Court, Nashville, TN 37221
(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 28th day of July, 1994

John J. Marshall

JOHN J. MARSHALL

Renee F. Marshall

RENEE F. MARSHALL

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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, the within named JOHN J. MARSHALL AND RENEE F. MARSHALL, HUSBAND AND WIFE

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 Brentwood, Tennessee, this 28th day of July, 1994.

Commission expires September 16, 1995

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

2405 07/29 0101 03CHECK 541.80

94 JUL 29 AM 11:21

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

76156



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9421 PAGE 441

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
	144000.00
CON TX	532.80
PRFEE	1.00
WDEED	8.00
TOTAL	541.80
CHECK	541.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/29/94 01 11:21 0001 2405

76156
IDENTIF. ↑ REFERENCE

94 JUL 29 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 818952