This instrument prepared by: mail
SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3
Hendersonville, TN 37075
(615)-822-9232

BOOK 9437 PAGE 727

RE-RECORD BOOK 9492 PG 100

File #: 94-1527

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
Barry J. Sampson and Cathy E. Sampson, husband and wife

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto ~~Timothy Yodanis and Julia Yodanis~~, husband and wife
Timothy F. Yodanis and Julia Yodanis
hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 35, 36, 37 and 38, Block C, on the Plan of Marthonna, not of record, and described according to a survey made by J.A. Mefford Surveyor, December, 1937, as follows:

Beginning at a point in the westerly margin of Ezell Road West, now Marthonna, 650.3 feet south of the southerly margin of Old Hickory Boulevard, said point being the intersection of the common line of Lots Nos. 34 and 35 running thence southerly along the wsterly margin of Ezell Road West 100 feet; thence westerly and at right angles to Ezell Road, West 275 feet; thence northerly and parallel to the first course 100 feet; thence easterly 275 feet to the point of beginning.

The GRANTEE(S) herein do hereby agree to assume and pay the outstanding indebtedness evidenced by a Deed of Trust of record in Book 8996 at page 193, said Register's Office.

THIS DEED IS BEING RE-RECORDED TO INCLUDE SPOUSAL WAIVER OF RIGHTS ATTACHED HERETO.

PROPERTY ADDRESS: 120 W. Marthona Drive, Madison, TN 37115

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 8996 at page 190, Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1994 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quite possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 9th day of August, 19 94

Barry J. Sampson

Barry J. Sampson

Cathy E. Sampson

Cathy E. Sampson

RE-RECORD BOOK 9492 PG 101 BOOK 9437 PAGE 728

State of Tennessee
County of Davidson

On this 9th day of August, 1994, before me, a Notary Public in and for said State and County, personally appeared Barry J. Sampson and Cathy E. Sampson with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

Kenneth C. Kant Notary Public

January 26, 1997

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

Kenneth C. Kant Notary Public

January 26, 1997

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,810.02.

AFFIANT. Subscribed and sworn to before me, this the 9th day of August, 1994.

My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

MAP AND PARCEL #: 042-15-0 033.00

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Timothy Yodanis	National Mortgage Company
120 W. Marthona Drive	4041 Knight Arnold Road
Madison, TN 37115	Memphis, TN 38118

94 AUG 16 AM 9 29
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY TN.

81575
IDENTIF. & REFERENCE

SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3, Hendersonville, TN 37075

7670 10/13 0101 03CHECK 12.00

8336 08/16 0101 03CHECK 278.36

NMC Loan #640988

RE-RECORD BOOK 9492 PG 102

WAIVER OF SPOUSAL RIGHTS

In consideration of assuming the loan of BJ Sampson on property located at 120 W. Marthonna Road Madison, Tennessee 37115, I hereby waive any rights I may have with respect to the aforementioned property because of my marriage. I waive any rights I may have by virtue of my marriage under statute or common law, including but not limited to any rights of dower, curtesy, homestead, any rights or interests I may have under the laws of descent and distribution, any reversion or remainder interest I might otherwise be able to claim against this property, and any rights I might acquire under any community property laws because of my marriage. It is my intent to release and waive any claim I might have against said property by virtue of my married status.

Julia Yolandis

Julia Yolandis

Date: Aug 10 1994

WITNESS:

_____

RE-RECORD

IDENTIF. & REFERENCE

99438

94 OCT 13 AM 10:01

FELIX Z. [illegible] REGISTER

DAVIDSON COUNTY, TN.

State of Tennessee s

County of Sumner s

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

My Commission Expires:

1-26-1997

Notary