SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9568PG416

Prepared based solely on information supplied by the parties.

ADDRESS NEW OWNER:
Boniface Robert Idziak III
519 Cedar Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 162-9
GROUP
PARCEL 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeff Hale, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Boniface Robert Idziak III, hereinafter called the Grantee, his 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. 48-A, on the Plan of Zone Lot Division of Lot Nos. 45, 46, 48 and 49, Revised Section Six, Cedarwood Estates, of record in Book 6250, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeff Hale and Marion N. Hale by deed from Jeffrey L. Cooper and wife, Cynthia L. Cooper, as of record in Book 9137, page 946, Register's Office for Davidson County, Tennessee.

Marion N. Hale, wife of Jeff Hale, hereby joins in this conveyance to convey any and all marital interest she may have in the subject property.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to National Mortgage Company, of record in Book 6836, page 603, Register's Office for Davidson County, Tennessee and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is improved property known as 517 Cedar Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 5200, page 196, as amended in Book 6250, page 517, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants contained in instrument of record in Book 5497, page 397, and as shown on the plan of record in Book 6250, page 517, both of record in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Boniface Robert Idziak III, his heirs and assigns, forever; and I, Jeff Hale, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9 day of January, 1995.

BOOK 9568PG417

Jeff Hale

Jeffrey T. Hale

Jeff Hale

Marion N. Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0859 01/10 0101 03CHECK 179.57

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeff Hale and wife, Marion N. Hale, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of January, 1995.

R. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: June 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 46,125.03.

AFFIANT

Subscribed and sworn to before me this 9th day of January, 1995.

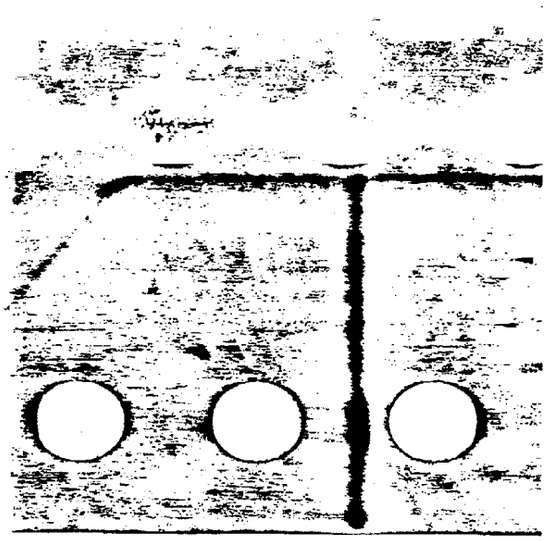
R. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

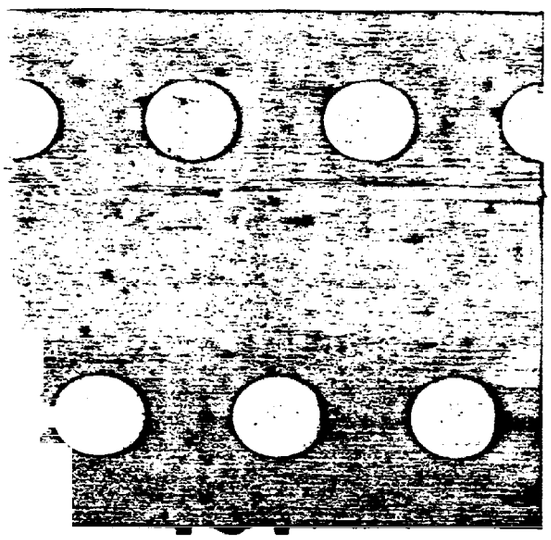
NOTARY PUBLIC

My Commission Expires: June 20, 1996

24315
IDENTIF. # REFERENCE

95 JAN 10 PM 3:19
FILED FOR REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9568 PG 418

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 46125.03
CON TX 170.57
PRFEE 1.00
WDEED 8.00
TOTAL 179.57
CHECK 179.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/95 01 15:18 0001 0859

24315
IDENTIF. & REFERENCE

95 JAN 10 PM 3:19

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

No. 870715