BOOK 9588 PG 68

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 108,170.69
Briana Regan
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January 19 95
Notary Public
MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Briana Regan | Bailey Mortgage Company | MAP 172-8A |
| (NAME) | (NAME) | |
| 1313 Paulson Way | 200 South Lamar Street | PARCEL 23 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Jackson, Mississippi 39215-1389 | |
| (CITY) (STATE) (ZIP) | (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, Robert J. Salata and wife, Sharon K. Salata

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Briana Regan, an unmarried woman

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. 23 on the plan of Antioch Branch, Section Two-B, of record in Plat Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 108.21 feet on the northerly margin of Paulson Way and extends back 98.88 feet on the westerly line and 95.56 feet on the southerly line to a dead line in the rear measuring 35.0 feet thereon.

Being the same property conveyed to Robert J. Salata and wife, Sharon K. Salata by deed from Johnny A. Menees and wife, Phyllis F. Meness of record in Book 8338, page 380, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee shows an Owners Certificate, a 25 foot minimum building setback line from Paulson Way and a 10 foot easement for public utility and drainage along the front and northerly and southerly lines of said lot.

A 2.5 x 25 foot uitlity anchor easement located on the southwesterly corner of said lot.

An easement for telephone purposes along the rear and a 5 foot minimum buildig setback line from east and west lines.

Subject to Restrictions and By-Laws of record in Book 6601, page 7, and in book 6632, page 429, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1313 Paulson Way, Antioch, Tennessee 37013
(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 30th day of January, 19 95

Robert J. Salata

Sharon K. Salata

Sharon K. Salata

BOOK 9588 PG 69

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Salata and wife, Sharon K. Salata

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 Franklin, Tennessee, this 30th day of January, 19 95.

Commission expires 11-30-97

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

LEGAL DESCRIPTION CONTINUATION

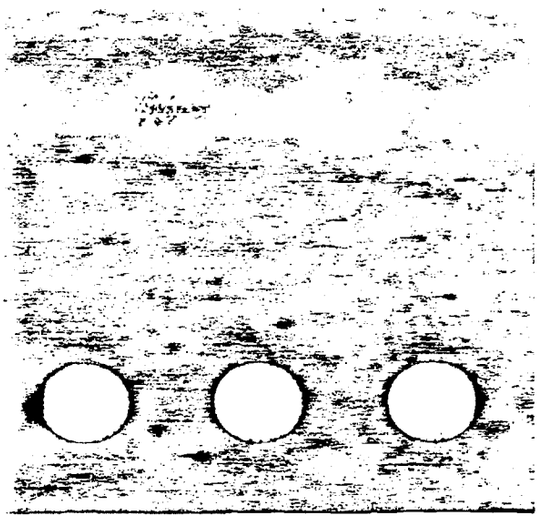
Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

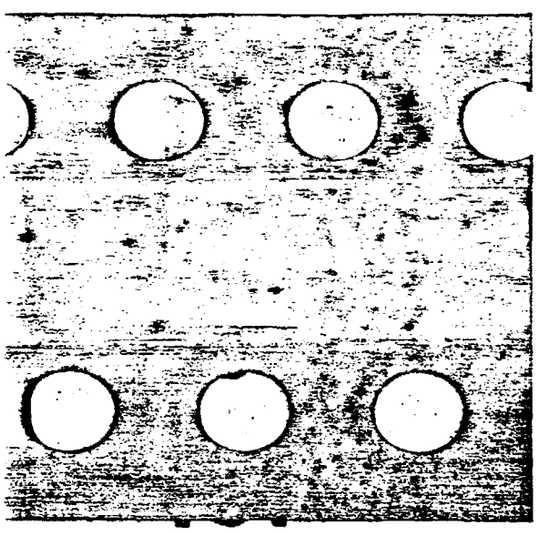
Deed of Trust from Robert J. Salata and wife, Sharon K. Salata in favor of Bailey Mortgage of record in Book 7637, page 511, Register's Office for Davidson County, Tennessee.

31428
IDENTIF. & REFERENCE

95 FEB -3 AM 10:56
REGISTER
DAVIDSON COUNTY, TN.

3749 02/03 3101 03CHECK 413.34





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

RECEIVED OF _____

FOR _____

BOOK 9588 PG 71

| | | |
|---|---|---|
| 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
108170.69
CON TX 400.34
PRFEE 1.00
WDEED 12.00
TOTAL 413.34
CHECK 413.34

02/03/95 01 10:57 0001 8749

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

31428
IDENTIF. & REFERENCE

95 FEB -3 AM 10:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 878499