File Box 29

**THIS INSTRUMENT WAS PREPARED BY:**
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

BOOK 9668 PG 77

**WARRANTY DEED**

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, **ERIC J. GRIPENTROG and wife, WENDE GRIPENTROG,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANTHONY L. CVAR and wife, KATHRYN M. CVAR, 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. 47 on the Final Plan of Devon Valley, Phase One, of record in Book 7900, page 458, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Eric J. Gripentrog and wife, Wende Gripentrog by deed from Southwinds Development, Inc. of record in Book 9300, page 10, Register's Office for said County.

THIS conveyance is subject to: (1) 1995 taxes, (2) All matters appearing on the Plan of record in Book 7900, page 458; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, as amended in Book 7517, page 367; Book 8180, page 222; Book 8712, page 620; Book 8796, page 410 and Book 8796, page 416, said Register's Office.

This is improved property known as: 2545 Devon Valley Dr., Nashville, TN 37221

TO HAVE AND TO HOLD the same 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 hands this 5 day of April, 1995. BOOK 9668 PG 78

ERIC J. GRIPENTROG

~~HELEN~~ GRIPENTROG
Wende

STATE OF MICHIGAN

COUNTY OF CALHOUN

On this 5 day of April, 1995, before me personally appeared Eric J. Gripentrog and Wende Gripentrog, to me known (or proved to me on the basis of satisfaction evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC
LINDA S. SHAVER
NOTARY PUBLIC, KALAMAZOO COUNTY, MI
MY COMMISSION EXPIRES NOV 15, 1995
ACTING IN CALHOUN COUNTY

My Commission Expires:

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00

Affiant

Subscribed and sworn to before me this 5th day of May, 1995.

NOTARY PUBLIC

My Commission Expires:
March 27, 1999

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

**ADDRESS NEW OWNER(S):**
Mr. & Mrs. Anthony L. Cvar
2545 Devon Valley Drive
Nashville, TN 37221

**SEND TAX BILLS TO:**
Transworld Mortgage Corp.
13111 Northwest Pky.
Houston, TX 77040-6311

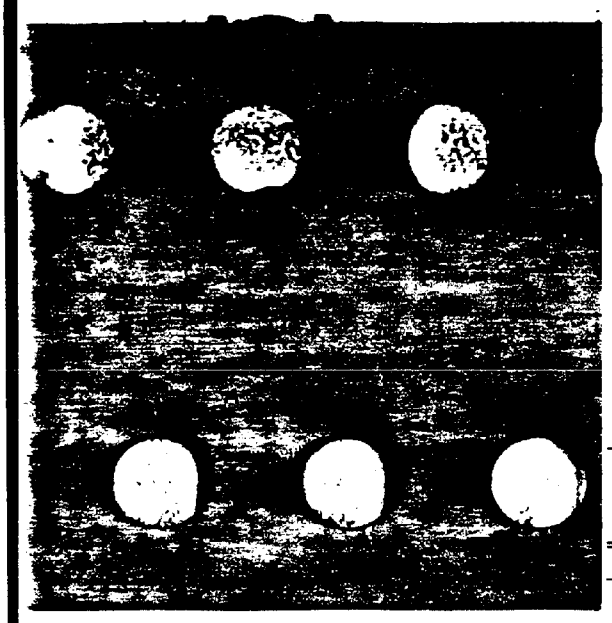
**MAP: 142-16**
**GROUP: D**
**PARCEL: 18**

9245 05/10 0101 03CHECK 582.50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
95 MAY 10 AM 8:40

IDENTIF. & REFERENCE
59193

[redacted]



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

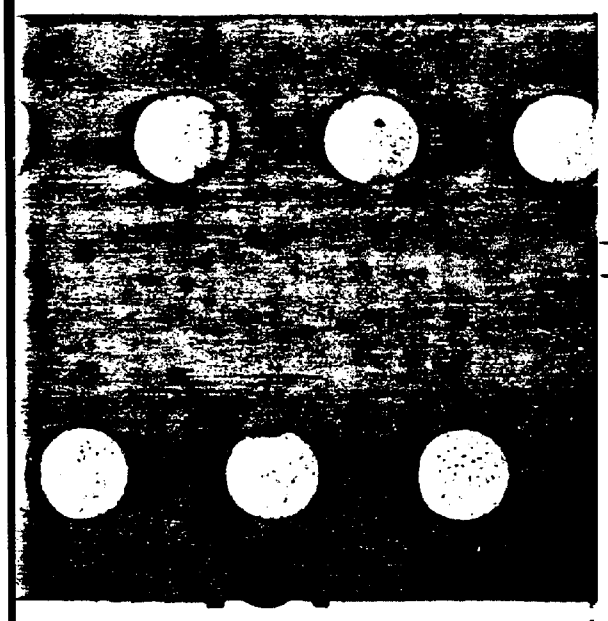
**RECEIVED OF** _____

**FOR** _____

BOOK 9668 PG 79

| | | |
|---|---|---|
| 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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

05/10/95 01 08:40 0001 9245

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

59193
IDENTIF. ↑ REFERENCE

95 MAY 10 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 908643