BOOK 9687 PG 166

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,300.00

Thomas W. Molteni
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF May, 19 95

J. Cain Smith
NOTARY PUBLIC

My Commission expires: 11/28/95

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| THOMAS W. MOLTENI | PNC MORTGAGE CORP. OF AMERICA | 130-9-150 |
| (NAME) | (NAME) | |
| 1204 Nichol Lane | P. O. Box 8111 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Vernon Hills, IL 60061 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 10.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

HARRIET H. FOLEY, UNMARRIED

**hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto**

THOMAS W. MOLTENI AND WIFE, BETH L. MOLTENI

**hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in** Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being the south 125 feet front and 166 feet rear of Lot No. 5 of Block 3, on the Map of Highlands of Belle Meade as of record in Book 547, page 180, said Register's Office.

Said part of said lot fronts 125 feet on the east side of Nichol Lane and runs back between lines 334 feet 6 inches on the south line and 237 feet, more or less, on the north line, to a dead line in the rear on which it measures 166 feet.

Being the same property conveyed to Jonathan J. Foley, Jr., and wife, Harriet H. Foley by deed from Meredith E. Flautt and wife, Mary Louise Flautt, of record in Book 4171, page 429, Register's Office for Davidson County, Tennessee. The said Jonathan J. Foley, Jr., having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro and City of Belle Meade taxes for 1995, which have been prorated and assumed by the Grantees.
2. Matters shown on the Plan of record in Book 547, page 180, said Register's Office.
3. Easement for Sanitary Sewers of record in Book 5799, page 545, said Registe'rs Office.

unimproved ( )
This is improved (X) property, known as 1204 Nichol Lane - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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** 31st **day of** May, **19** 95.

Harriet H. Foley
HARRIET H. FOLEY

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HARRIET H. FOLEY, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of May, 19 95.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

Notary Public

95 JUN -1 PM 12:25
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 0065759

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

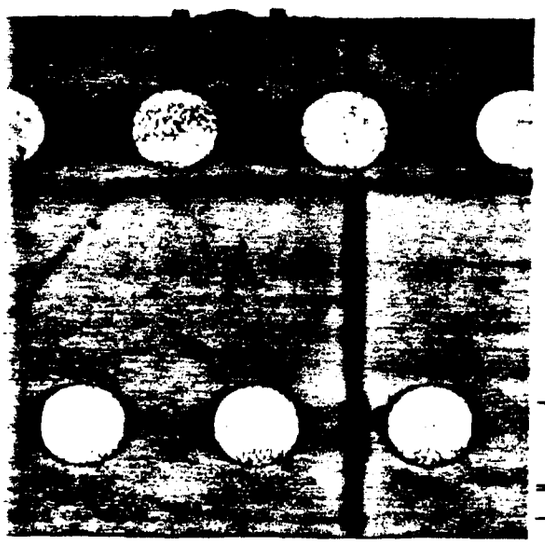
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

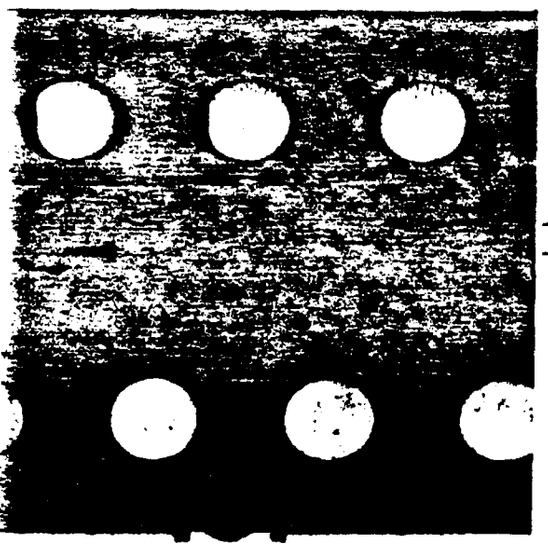
Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

Notary Public

EST 06/01 0101 CKCHECK 038-71





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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 278300.00
CON TX 1029.71
PRFEE 1.00
WDEED 8.00
TOTAL 1038.71
CHECK 1038.71
06/01/95 01 12:35 0001 6517

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

0065759
IDENTIF. ↑ REFERENCE
95 JUN -1 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915826