BOOK 9739PG305

95 JUL 25 AM 10:51

00081966

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 36725
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey J. Offutt Cheryl M. Offutt 109 Digby Court Goodlettsville, TN 37072	Columbia National, Inc. P.O. Box 3050 Columbia, MD 21045

TAX MAP-PARCEL NUMBERS: 26-03-001 GO 21019

WARRANTY DEED

4349 07/25 0101 03CHECK 482.23

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward James Novack and spouse, Barbara T. Novack,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jeffrey J. Offutt and spouse, Cheryl M. Offutt, hereinafter called the **Grantee**, Grantee's 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 Lot No. 303 on the plan of Windsor Green, Phase II-Section III, of record in Book 6900, page 845, Register's Office for said County.

SAID Lot No. 303 fronts 39.93 feet on the easterly margin of Digby Court, at the terminus of the cul-de-sac and extends back 102.06 feet on the northwesterly line and 117.32 feet on the southwesterly line to a broken line in the rear, measuring 170.00 feet thereon.

BEING the same property conveyed to Edward James Novack and wife, Barbara T. Novack by deed from Phillips Builders, Inc. of record in Book 8615, page 490, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to an easement for the flow of Mansker Creek and to the restrictive covenants of record in Book 6406 Page 929 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 109 Digby Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on ✓ JUL 17, 19✓95.

X _____ X _____

Edward James Novack **Barbara T. Novack**

State of ✓ TENN

County of ✓ SUMNER

On ✓ JULY 17, 19✓95, before me the undersigned authority, personally appeared Edward James Novack and Barbara T. Novack, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

X _____
Notary Public

My Commission Expires: ✓ 7-15-97

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,900.00

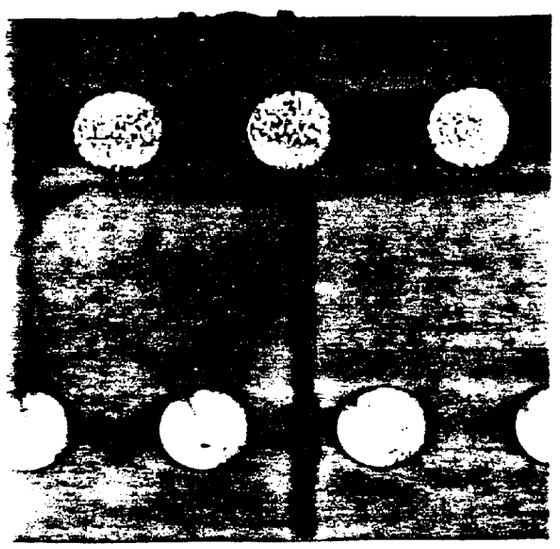
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Affiant

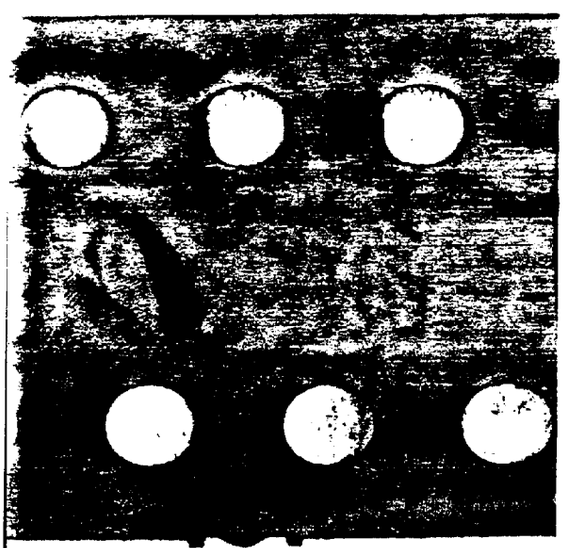
Sworn and subscribed before me on July 24, 19 95.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

_____
Notary Public

My Commission Expires: _____





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

RECEIVED OF _____

FOR _____

BOOK 9739 PG 307

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 127900.00
CON TX 473.23
PRFEE 1.00
WDEED 8.00
TOTAL 482.23
CHECK 482.23

07/25/95 01 10:53 0001 4349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00081966
IDENTIF. & REFERENCE

95 JUL 25 AM 10:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 933421