Please Record & Return To:
Chicago Title Ins Co.
BOX 35 File # 00276737

B433

Prepared By: Express Title & Closing Agency, Inc.
111 Center Park Drive # 700
Knoxville, Tennessee 37922

Mail Tax Bills To:
North American
Mortgage Co.
3883 Airway Drive
Santa Rosa CA
95403

# WARRANTY DEED

**THIS INDENTURE,** made this 28 day of JULY, A.D., 1995, between

**JOHN B. THORNBURG, unmarried** BOOK 9749 PG 531

of Davidson County, Tennessee, First Parties, and

**JOHN R. PFEIFFER, unmarried**

of Davidson County, Tennessee, Second Parties,

**WITNESSETH:** that said First Parties, for and in consideration of the sum of

One and NO/100's********Dollars ($ 1.00 )

to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SITUATED in Davidson County, State of Tennessee, which is more particularly described as follows:

BEING a tract of land on the southerly margin of Pecan Valley Road, being all of the property described in Deed Book 7621, Page 344, Register's Office for Davidson County, Tennessee;

BEGINNING at an point in the southerly margin of Pecan Valley Road, said point being located at the northwest corner of the Al Johnson Tract (Deed Book 7306, Page 790) and the northeast corner of the herein described tract; thence leaving said margin of said Road South 15 deg. 30 min. 16 sec. East 1,025.4 feet to a point; thence South 81 deg. 34 min.26 sec. West 46.0 feet to a point; thence South 48 deg. 31 min. 00 sec. West 200.24 feet to a point; thence North 15 deg. 34 min. 49 sec. West 968.4 feet to an iron pin in the southerly margin of Pecan Valley Road; thence with said margin of said Road North 43 deg. 07 min. 28 sec. East 267.11 feet to the point of Beginning.

BEING the same property conveyed to John B. Thornburg, unmarried, from Elie Roesch Bernard, Jr., unmarried by Warranty Deed recorded in Deed Book 9551, Page 370, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to Metro Letters regarding unsuitability of soil on property for property functioning of a Sewage Soil Absorption System as described in instrument of record in Book 6560, page 5, and Book 7209, page 865, and further subject to all applicable restrictions, easements and building set back lines of record in the Register's Office for Davidson County, Tennessee.

OWNER:
John R. Pfeiffer
4422 Pecan Valley Road
Nashville, Tennessee 37218

TAXPAYER:

Map 56 Parcel 63

with the hereditament and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except;
and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

John B. Thornburg (L.S.) _____ (L.S.)
JOHN B. THORNBURG

_____ (L.S.) _____ (L.S.)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, **John B. Thornburg, unmarried** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of July, 1995.

Debbie K. Hoffman
Notary Public
May 28, 1996
My commission Expires

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July 1995.

Jamie A. Cooper
Michele M. Cooper
My commission Expires 03-20-97

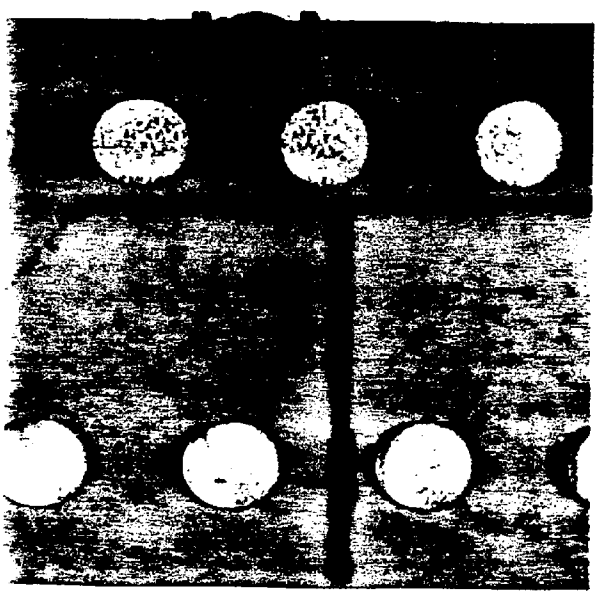
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 133,000.00 Affiant JAMIE A. COOPER.
Subscribed and sworn to before me this 28 day of July, 1995.

Notary Public Debbie K. Hoffman My commission Expires: May 28, 1996

00852 42
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 12 20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

78805/20/02 03CHECK 501.10



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

RECEIVED OF _____

FOR _____

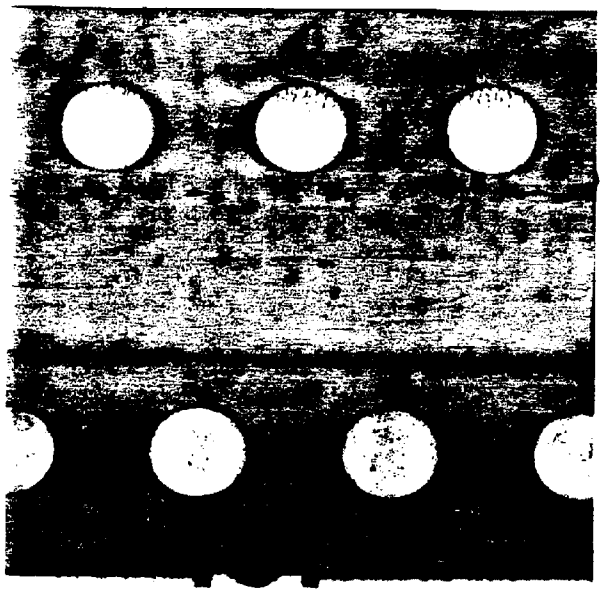
BOOK 9749 PG 533

| | | |
|---|---|---|
| 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 133000.00
CDN TX 492.10
PRFEE 1.00
WDEED 8.00
TOTAL 501.10
CHECK 501.10

08/02/95 01 13:24 0001 7853



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0085242

95 AUG -2 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936885