BOOK 9766 PG 773

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Benjamin Mallari Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 1-2-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benjamin S. Mallari (NAME) | North American Mortgage Company (NAME) | MAP 165 |
| 4405 Stoneview Drive (ADDRESS) | 4301 Hillsboro Pike, Suite 328 (ADDRESS) | GROUP 13-A |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | PARCEL 191 CO |

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, George L. Mayo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin S. Mallari Jr. BSMJ ~~and wife, Tracie Mallari~~ BSMJ

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. 375, on the Plan of Peppertree Forest, Section 8, P.U.D., of record in Book 7900, page 652, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George L. Mayo, unmarried, by deed from Allen Earps and wife, Betty Earps of record in Book 9418, page 288, Register's Office for Davidson County, Tennessee.

I, Leslie Mayo, wife of George L. Mayo, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Benjamin S. Mallari, Jr. and wife, Tracie Mallari, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

ENCUMBERED AS FOLLOWS:
Metropolitan-Davidson County taxes for the year 1995 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

Declaration of covenants, conditions and restrictions of record in Book 8757, page 607; and amended in Book 9287, page 698, said Register's Office.

All matters of record in Book 7900, page 652, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 4405 Stoneview Drive, 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 this 11th day of August 19 95

George L. Mayo

Leslie Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George L. Mayo and wife, Leslie Mayo

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 Nashville, Tennessee, this 11th day of August, 1995.

Commission expires 1-20-98

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

CONTINUATION

By-Laws of Peppertree Forest Homeowners Association, Inc., of record in Book 8757, page 623, said Register's Office.

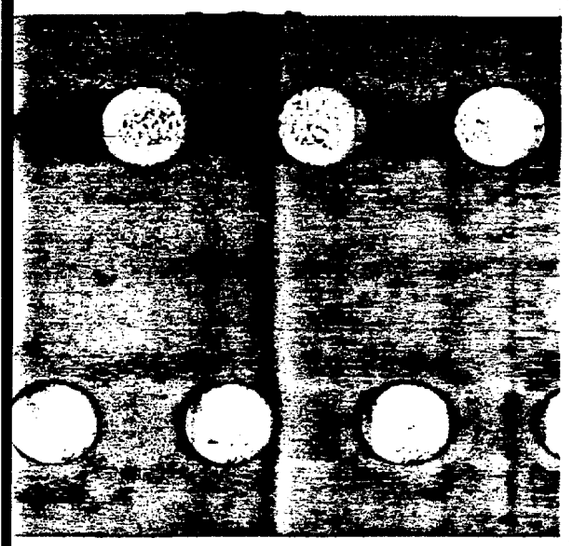
4036 08/18 0101 03CHECK 286.13

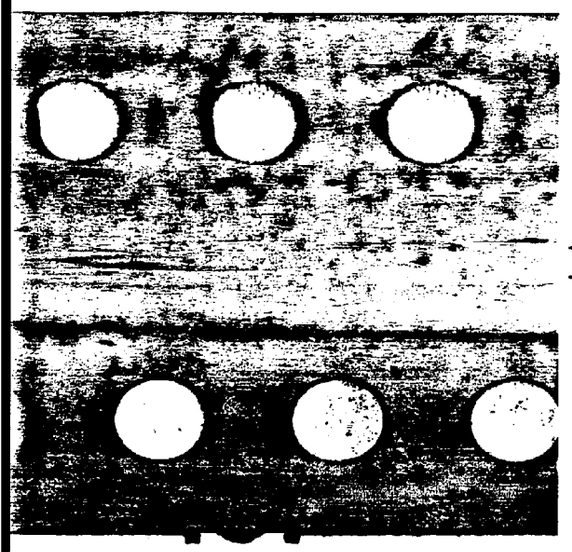
0090955

IDENTIF. A REFERENCE

95 AUG 18 AM11:02

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9766 PG 772

| | | |
|---|---|---|
| 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 | 74900.00 |
| CON TX | 277.13 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 286.13 |
| CHECK | 286.13 |

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

08/18/95 01 11:04 0001 4036

0090955
IDENTIF. ↑ REFERENCE

95 AUG 18 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 943001