BOOK 9781 PG 785

# GENERAL WARRANTY DEED

FROM: Paul F. Scholten and wife, Lorraina Q. Sholten

TO: Mark E. Maggied, a married person

This instrument prepared by:
TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG
One Union Street
Nashville, Tennessee 37201

| Address New Owner(s) (SEND TAX BILLS TO) | Mortgagee | Map Parcel Number(s) |
|---|---|---|
| Mark E. Maggied<br>2429 Maplecrest Drive<br>Nashville, TN 37214 | Paul F. Scholten<br>1911 Greenhills<br>Boulevard<br>Franklin,TN 37067 | Map 84-12<br>Parcel 82<br>3DZ44386 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul F. Scholten and wife, Lorraina Q. Scholten ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Mark E. Maggied, a married person ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 5 on the plan of Maplecrest Subdivision as of record in Book 1835, pp. 37 and 28, said Register's Office, to which claim reference is made for a more complete description.
>
> Being the same property conveyed to Paul F. Scholten and wife, Lorraina Q. Shoulten, by deed from Erwin C. Hardison, Jr. and wife, Marguerite S. Hardison, of record in Book 7999, Page 7, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property also known as Lot 5, Maplecrest Drive, Nashville, Davidson, County, Tennessee 37214.

DRAFTER'S DISCLAIMER: This instrument is being prepared at the request of both the Grantor and Grantee and is based upon information supplied by them except for the description, which was copied from the deed referenced in the derivation clause.

This conveyance is subject to all matters affecting the property contained in (a) any recorded Declaration of Protective Covenants, Conditions or Restrictions; (b) any recorded easements; (c) any limitations, building setback lines or reservations shown on any recorded plat; (d) any laws, ordinances or regulations imposed by any governmental authority; and (e) any real estate taxes which have not yet been paid and any such taxes levied in the future.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their successors and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever expect claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed this 1st day of September, 1995.

By: _____
Paul F. Scholten

By: _____
Lorraina Q. Scholten

STATE OF TENNESSEE )
COUNTY OF )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul F. Scholten and wife, Lorraina Q. Scholten, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, 1st day of September, 1995.

_____
Notary Public

Commissions Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property conveyed (whichever is greater) is $11,539.53.

_____
Mark E. Maggied

Sworn to and subscribed before me this the 1st day of September, 1995.

_____
Notary Public

My Commission Expires:

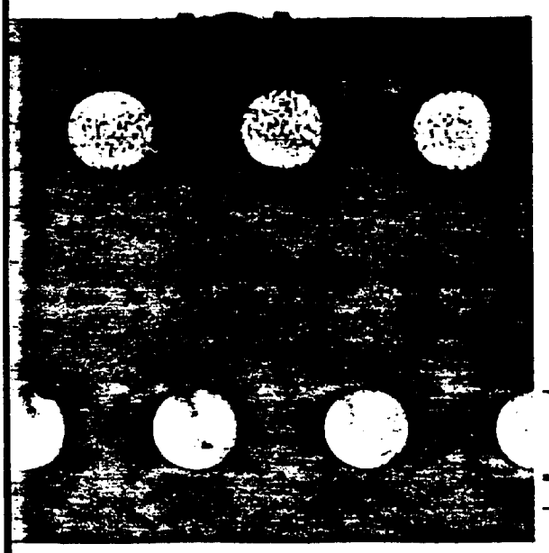
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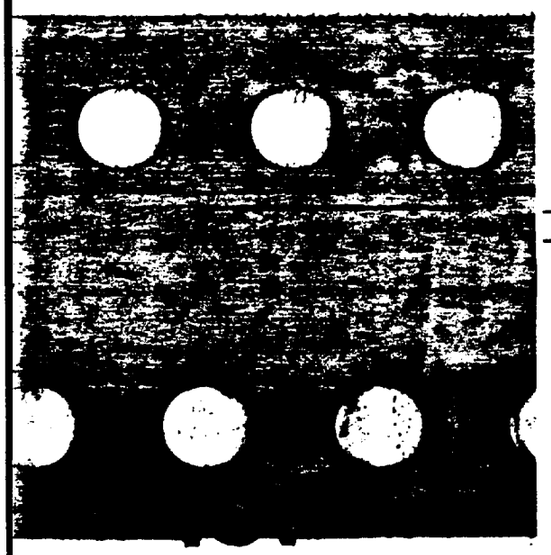
9554 09/01 0101 03CHECK 51.55

D096056
IDENTIFICATION REFERENCE

95 SEP -1 AM 11:53
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 9781 PG 787

| | | |
|---|---|---|
| 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 | 11539.53 |
| CON TX | 42.55 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 51.55 |
| CHECK | 51.55 |

09/01/95 01 11:54 0001 9554

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

0096056
IDENTIF. & REFERENCE

95 SEP -1 AM 11:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.948463**