File in Box No. 19 B

Prepared by:
Amy R. Cross
Attorney at Law
238 Seaboard Lane
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9799 PG 884

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 1995.

Notary Public
My commission expires 7/24/99

#95-9-25

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**Address of New Owner:**
STEPHEN J. Materazzi and wife.
Kathleen B. Materazzi
5206 Shenandoah Court
Nashville, TN 37220

**Send Tax Bills to:**
Union Planters Bank of
Middle Tennessee, N.A.
401 Union Street
Nashville, TN 37219

**Tax Information**
Map & Parcel 145-15A-28

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kurt V. Berger and wife, Nancy E. Swystun, hereinafter called the Grantors, have bargained and sold, and do hereby transfer and convey unto Stephen J. Materazzi and wife, Kathleen B. Materazzi hereinafter called the Grantees, their successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2B on the revised plan of Stratford Place, of record in Book 6250, page 560 and as further set forth in the Exhibit "B" of the Master Deed and By-Laws of record in Book 6472, page 47 and amended in Book 7140, page 592, Book 7234, page 801, Book 7353, page 472, book 7426, page 234, Book 7756, page 116 and Book 7903, page 652 said Register's Office and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Kurt V. Berger and wife, Nancy E. Swystun from Donna H. Bucke Tisdale and husband, Bill Tisdale by deed of record in 7855, page 326, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for the year 1995, and subsequent years, which are not yet due and payable. (2) Subject to Master Deed and By-Laws of record in Book 6472, page 47 and amended in Book 7140, page 472; Book 7426, page 234, Book 7756, page 116 and Book 7903, page 652. (3) Subject to easement for water and sewer lines to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 8128, page 23. (4) subject to all matters shown on Plat recorded in Book 6250, page 220 and Book 6250, page 560.

This is improved property, located at 5206 Shenandoah Court, Nashville, Tennessee 37220.

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 successor, heirs and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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. Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, 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 my hand this 18th day of September, 1995.

BOOK 9799 PG 885

Kurt V. Berger

Nancy E. Swystun

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 Kurt V. Berger and wife, Nancy E. Swystun, 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 Brentwood, Tennessee, this 18th day of September, 1995.

Notary Public

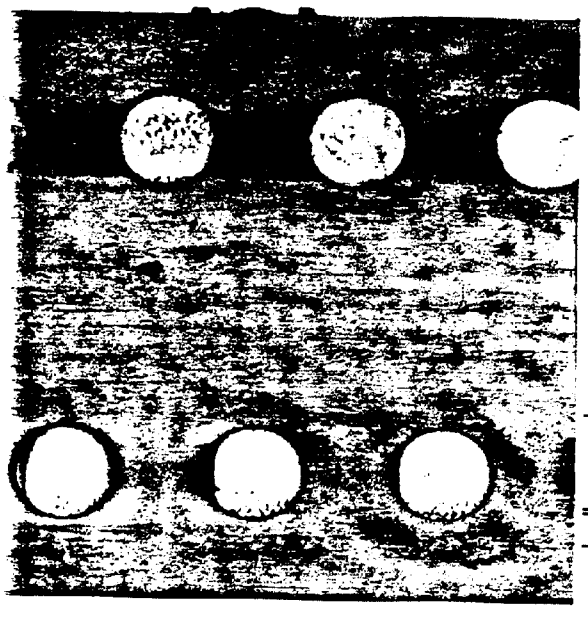
My Commission expires: 5/8/99

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

0102004
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5982 09/20 0101 03CHECK 1322.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

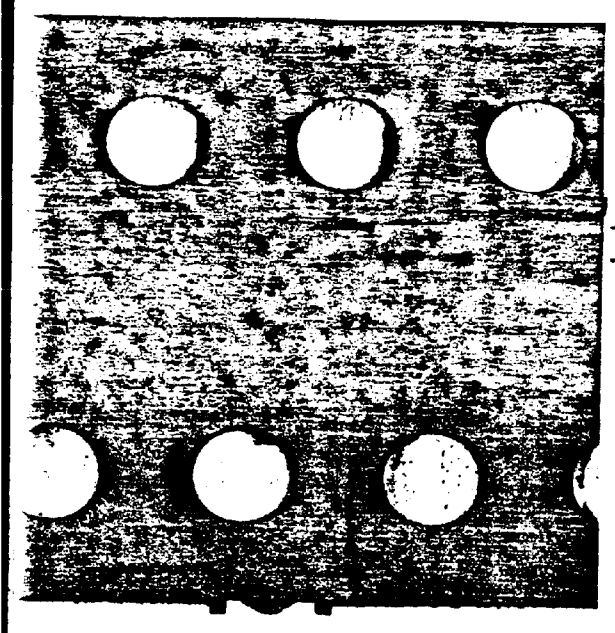
FOR _____

BOOK 9799 PG 885

| | | |
|---|---|---|
| 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
355000.00
CON TX 1313.50
PRFEE 1.00
WDEED 8.00
TOTAL 1322.50
CHECK 1322.50
09/20/95 01 10:34 0001 5982



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

0102004
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 10: 34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 954820