2

BOOK 9812 PG 438

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tod Minnich	NationsBanc Mortgage Corporation	62-2A-11CO
(NAME)	(NAME)	
2727 River Bend Drive	P.O. Box 353	3DX-00138
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Louisville, KY 40201-0353	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Bruce Erwin Lemay and wife, Linda J. Lemay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tod Minnich and wife, Felisha Minnich

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. 75B on the Plan of River Trace Estates, Phase I, Section I, of record in Plat Book 6250, pages 995-997, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bruce Erwin Lemay and wife, Linda J. Lemay, by deed from Braewood Development Corp., of record in Book 7248, Page 963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, pages 995-997; T.V.A. Easement of record in Book 1163, page 341; Declaration of Covenants, Conditions and Restrictions of record in Book 6857, page 370, Book 6982, page 747; By-Laws of record in Book 6851, page 390; all of record in the Register's office for Davidson County, Tennessee.

0107011 IDENTIF. ↑ REFERENCE

95 OCT -2 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1238 10/02 0101 03CHECK 327.20

This is improved (X) unimproved ( ) property, known as 2727 River Bend Drive, Nashville, TN 37214
(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 s this 28th day of September 19 95

Bruce Erwin Lemay
Bruce Erwin Lemay

Linda J. Lemay
Linda J. Lemay

STATE OF TENNESSEE

BOOK 9812PG439

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Erwin Lemay and wife, Linda J. Lemay

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 Brentwood, Tennessee, this 28th day of September, 19 95.

Commission expires 3-27-99

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Bruce Erwin Lemay and wife, Linda J. Lemay

TO

Tod Minnich and wife, Felisha Minnich

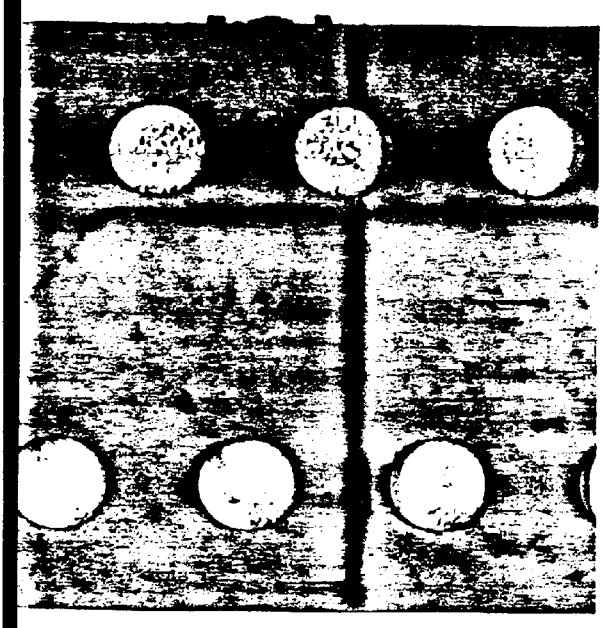
RETURN TO:

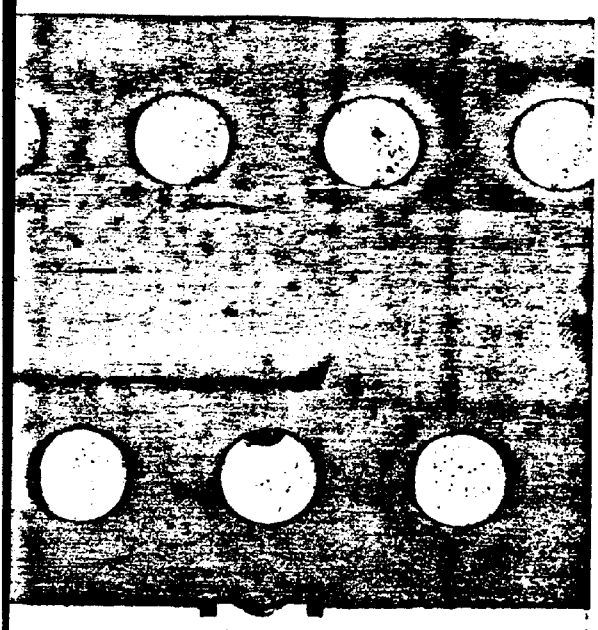
GREGORY S. PERRONE

ATTORNEY - AT - LAW

109 Westpark Drive, Suite 330

Brentwood, Tennessee 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9812 PG 440

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	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	8.00
TOTAL	327.20
CHECK	327.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 11:25 0001 1238

95 OCT -2 AM 11:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0107011

IDENTIF. ↑ REFERENCE

No. 960031