This instrument prepared by:

Cheryl Edwards Margolis
4818 Merrill Lane
Nashville, TN 37211-4340
(615) 834-4277

BOOK 9918 PG 112

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael and Cheryl Margolis (NAME)	Leader Federal Mortgage, Inc. (NAME)	146-8/30
4818 Merrill Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1860 (STREET ADDRESS)	6DU-22705
Nashville, Tennessee 37211-4340 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1860 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Lloyd F Botway *have this day bargained and sold, and do hereby transfer and convey unto the said* Michael Jacob Margolis and wife, Cheryl Edwards Margolis *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

LAND in Davidson County, Tennessee, being Lot No. 573 on the Plan of Caldwell Hall, Section 14, of record in Book 3300, Page 77, said Register's Office, to which reference ishereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lloyd F. Botway, et ux, by deed from William Burk Wyatt, Jr. et ux, Pamella B. Wyatt of record in Book 7018 Page 165, said Register's Office for Davidson County, Tennessee.

96 JAN 16 AM 11:53
FELIX A. LIEBERMAN, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
PICK-UP

01140936

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 10th *day of* January *19* 96

My commission expires [illegible] *(Affix Seal)*

The actual consideration or value whichever is greater, for this transfer is $100.00

Michael Jacob Margolis and Cheryl Edwards Margolis

Affiant

Notary Public

This is unimproved (x) property, known as 4818 Merrill Lane Nashville, Tennessee 37211-4340
(House Number) (Street) (P.O. Address) (City or Town)
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 15 *day of* January, *19*96, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lloyd F Botway

(Notary See attached)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California BOOK 9918 PG 113

County of Orange

On January 15, 1996 (Date) before me, Susan E. Olson (Name and Title of Officer (e.g. "Jane Doe, Notary Public")),

personally appeared Lloyd F. Botway (Name(s) of Signer(s)),

X personally known to me – **OR** – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SUSAN E. OLSON
Commission # 1061192
Notary Public — California
Orange County
My Comm. Expires Sep 29, 1999

WITNESS my hand and official seal.

Susan E. Olson
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

1996 01/16 0101 03CHECK 38.70

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Filed 1-16-96 Number of Pages: 1-2 sided

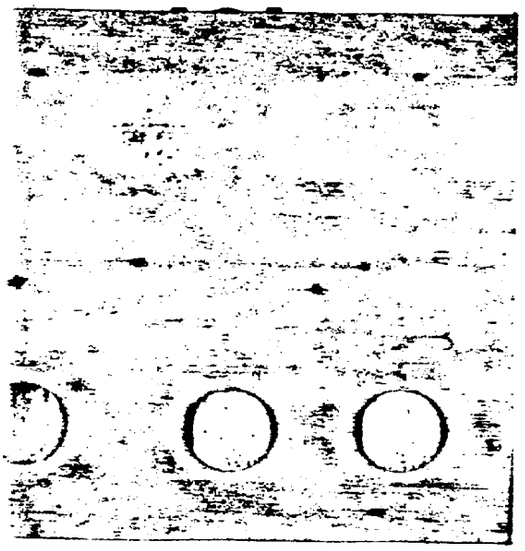
Signer(s) Other Than Named Above: Purchasers - Michael / Cheryl Margolis

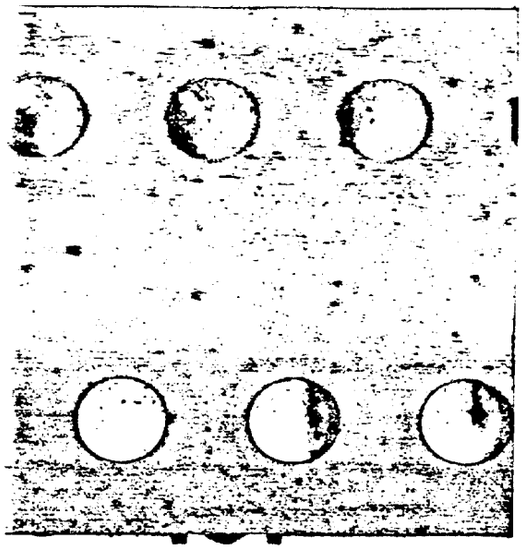
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Individual	☐ Individual
☐ Corporate Officer Title(s): _____	☐ Corporate Officer Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
_____	_____
Signer Is Representing:	Signer Is Representing:
_____	_____
_____	_____
RIGHT THUMBPRINT OF SIGNER Top of thumb here	RIGHT THUMBPRINT OF SIGNER Top of thumb here

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LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9918 PG 114

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
101000.00
CON TX 373.70
PRFEE 1.00
WDEED 8.00
TOTAL 382.70
CHECK 382.70

01/16/96 01 11:55 0001 7864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140936
IDENTIFICATION REFERENCE

96 JAN 16 AM 11:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 996174