10035 pg 591

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1996

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

MY COMMISSION EXPIRES: October 9, 1999 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Ware	Southeastern Mortgage of TN., Inc.	86-8-A
(NAME) 2157 Strombury Drive	(NAME) 565 Marriott Drive, Suite 250	12
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN. 37214	4D-93256
(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, Joseph Gregory Battistelli and wife, Lynn W. Battistelli

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sydney Ware, unmarried

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. 415 on the Plan of Phase II, Camden Woods of record in Plat Book 6900, Page 735, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph Gregory Battistelli and wife, Lynn W. Battistelli by deed of record in Book 8431, Page 126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Joseph Gregory Battistelli by Lynn W. Battistelli as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10035, Page 590, in the Register's Office for Davidson County, Tennessee.

96 MAY -2 AM 9:00
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0177400
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 2157 Strombury Drive, Hermitage, TN 37076
(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 hands this 30th day of April, 1996

Joseph Gregory Battistelli Joseph Gregory Battistelli

By: Lynn W. Battistelli
Lynn W. Battistelli, Attorney-in-fact Lynn W. Battistelli
Lynn W Battistelli

DCTN0*WC

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 ~~Joseph Gregory Battistelli and wife~~, Lynn W. Battistelli

the bargainor $_____$, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this $_____$ day of $_____$ 19 .

Commission expires October 9, 1999

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

STATE OF Tennessee
COUNTY OF Davidson

On this April 30, 1996 before me personally appeared Lynn W. Battistelli, the person who executed the foregoing instrument on behalf of Joseph Gregory Battistelli, and acknowledged that she executed the same as the free act and deed of the said Joseph Gregory Battistelli, through Power of Attorney granted her by the said Joseph Gregory Battistelli.

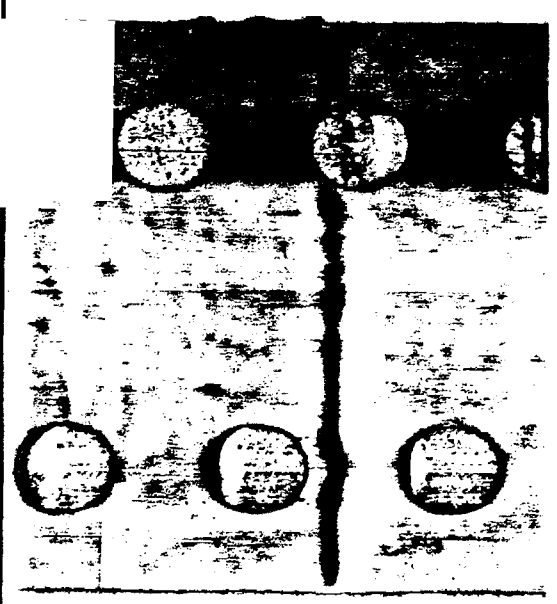
Commission Expires: $_____$

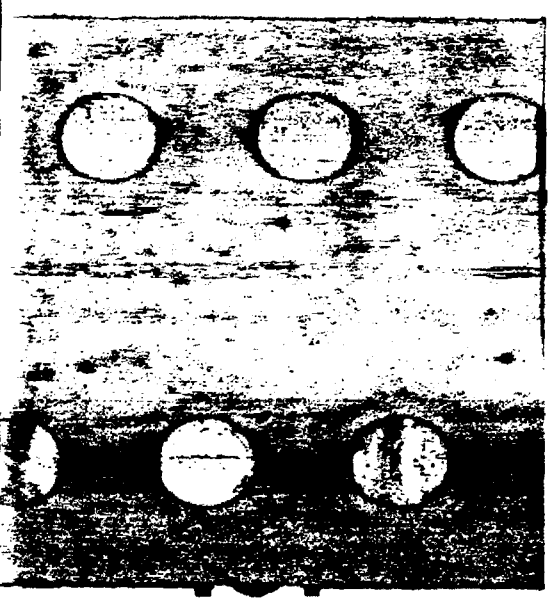
Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

5365 05/02 01:01 93CHECK 440.05

DCTN01:WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10035 PG 593

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

DAMT
116500.00
CON TX 431.05
PRFEE 1.00
WDEED 8.00
TOTAL 440.05
CHECK 440.05

05/02/96 01 09:05 0001 6865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177400
IDENTIF. ← REFERENCE

96 MAY -2 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034899