Box 52

BOOK 10049 PG 350

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 96

Notary Public

MY COMMISSION EXPIRES: 12-6-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pamela F. Clegg (NAME) | Southeastern Mortgage of (NAME) | 84-16-102 |
| 2504 Stinson Road (ADDRESS) | 565 Marriott Drive, Suite 250 (ADDRESS) | |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Nashville, TN 37214 (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, The Estate Of Anna DeMatteo and Charles DeMatteo and Sister Nina Marie DeMatteo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela F. Clegg

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:

Being Lot #71 on the Plan for Development of Hargis Heights Subdivision, as of record in Book 974, Page 82, R.O.D.C., Tennessee, to which plan reference is hereby made for a complete description of said property.

Being the same property conveyed to Joseph A. DeMatteo and wife, Anna Datillo DeMatteo, by deed from The Donelson Development Company, a Corporation, of record in Book 1217, Page 30, Register's Office for Davidson County, Tennessee. Joseph A. DeMatteo died a resident of Davidson County, Tennessee on November 13, 1975. Anna Datillo DeMatteo died a resident of Davidson County, Tennessee on August 15, 1995 leaving a Last Will and Testament filed in the Probate Court of Davidson County, Tennessee, Order # 95P1820. The undersigned Grantors do hereby convey the aforedescribed real property pursuant to and as the devisees under said Will.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved ( ) improved (X) property, known as 2504 Stinson Road, Nashville, Tennessee 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 10th day of May 19 96

The Estate of Anna DeMatteo

BY: Charles DeMatteo — Sister Nina Marie DeMatteo

Charles DeMatteo, Executor — Sister Nina Marie DeMatteo, Individually

Charles DeMatteo

Charles DeMatteo, Individually

BOOK 10049 PG 351 CONT'D NEXT PAGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~the undersigned~~ Charles DeMatteo and Sister Nina Marie DeMatteo

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 10th day of May 1996.

Commission expires 12-6-99

Notary Public

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 WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles DeMatteo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of The Estate of Anna DeMatteo and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of May, 1996.

My Commission Expires:
12-6-99

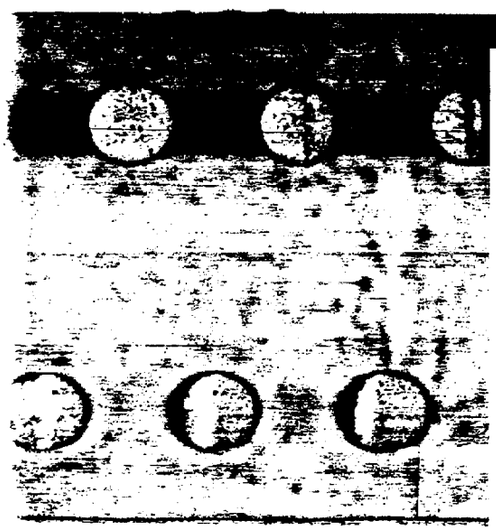
Notary Public

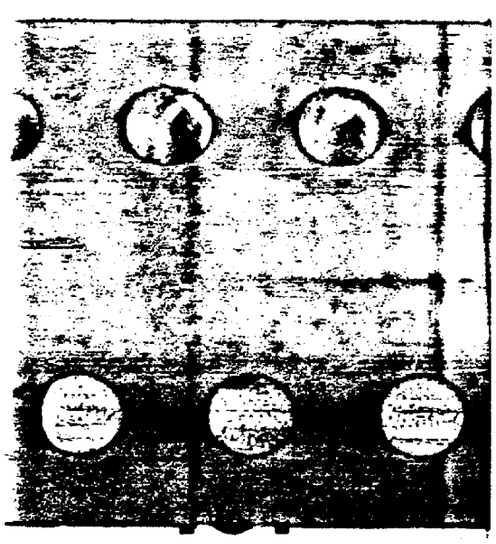
0181500
IDENTIF. ↑ REFERENCE

96 MAY 14 AM 11:11
REGISTER
WILLIAMSON COUNTY, TN.



1365 05/14/96 11:01 03CHECK 308.70





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

RECEIVED OF _____

FOR _____

Book 10049 PG 351 - A

| | | |
|---|---|---|
| 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 31000.00 |
| | | | | CON TX 299.70 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 308.70 |
| | | | | CHECK 308.70 |
| | | | 05/14/96 01 | 11:13 0001 1365 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181500
IDENTIF. ← REFERENCE

96 MAY 14 AM 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1039341