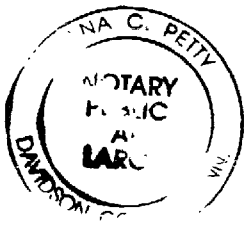
FILE BOX 45

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES January 20, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Russell L. Slay (NAME) | SAME (NAME) | MAP 61-16 |
| 573 Long Hollow Pike, Lot 50 (ADDRESS) | (ADDRESS) | PARCEL 42 |
| Gallatin, TN 37066 (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, Terance W. Janiak and Margieann L. Janiak, Trustees

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell L. Slay and wife, Betty F. Slay

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 No. 48, on the plan of Eastdale Place, of record in Plat Book 547, Page 29 and 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Terance W. Janiak and Margieann L. Janiak, Trustees, ans Successor Trustee, by deed from Joel W. Perry and wife, Teresa D. Perry, of record in Book 8806, Page 360, Register's Office for said County.

96 JUL -2 PM 2:25

0199543

BOOK 10108 PG 290

This is unimproved ( ) improved (X) property known as 1396 & 1398 Riverwood Drive, Nashville, TN 37216
(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 this 25th day of June 19 96

Terance W. Janiak

OFF REC

K 10108

BOOK 10108 PG 291

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Terance W. Janiak and Margieann L. Janiak, Trustees

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 Hendersonville, Tennessee, this 25th day of June, 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

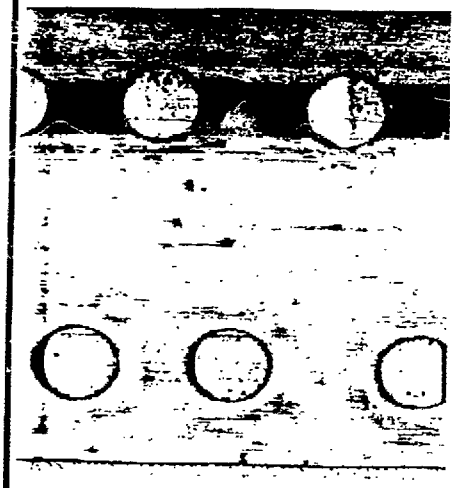
STATE OF TENNESSEE
COUNTY OF

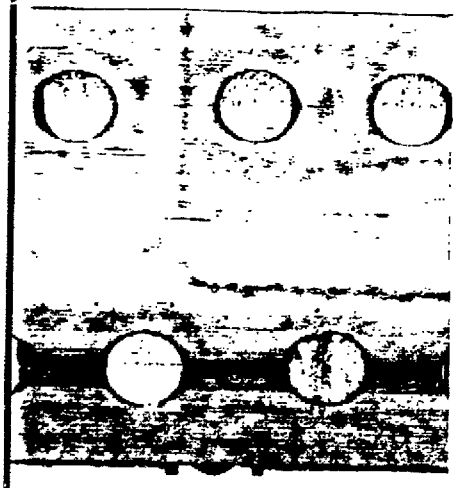
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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





**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10108 PG 292

| | | |
|---|---|---|
| CO CONVEYANCE | CC CERTIFIED COPY | MISC MISCELLANEOUS |
| MC 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 |
|---|---|---|---|---|
| | | | | |

CAM 95300.00
CON TX 352.61
PRFEE 1.00
MTEEE 8.00
TOTAL 361.61
CHECK 361.61

07/02/96 01 14:29 0001 0821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199543

IDENTIFICATION REFERENCE

96 JUL -2 PM 2:25

REGISTER'S OFFICE
DAVIDSON CO., TN.

No. 1058554