# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 12/10/99
(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 |
|---|---|---|
| Ramoncito S. Pugao (NAME) | SunTrust Bank, Nashville, N.A. (NAME) | 155-8C-88CO |
| 7205 Poplar Creek Trace (ADDRESS) | 201 4th Avenue North (ADDRESS) | |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5110 (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, William C. Demetree and Lee Chira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramoncito S. Pugao and wife, Myrna M. Pugao

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. 88, on the plan of Poplar Creek Estatates, Phase II, of record in Book 6900, Pages 888 and 889, as amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being that same property conveyed to William C. Demetree and Lee Chira by deed from Lee Chira, Trustee of record in Book 9922, Page 761, said Register's Office.

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.

Upon oath, William C. Demetree and Lee Chira warrant, covenant and certify that the subject property is not their homestead as defined by Statute.

Linda J. Knudsen executes this instrument as attorney-in-fact for William C. Demetree and Lee Chira by the power vested to her in those instruments of record in Book 8813, Page 433, Book 8813, Page 432 and Book 8436, Page 860, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 7205 Poplar Creek Trace, Nashville, Tennessee 37221
(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 31st day of July 19 96

William C. Demetree by Linda J. Knudsen Attorney in Fact

Lee Chira by Linda J. Knudsen Attorney in Fact

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 William C. Demetree and Lee Chira

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 31st day of July 19 96.

Commission expires _____

_____
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

On this 31st day of July, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda J. Knudsen, to me known to be the person who executed the foregoing instrument in behalf of William C. Demetree and Lee Chira, and who acknowledged that she executed the same as the free act and deed of the said William C. Demetree and Lee Chira.

Witness my hand and official seal at office this 31st day of July, 1996.

My Commission Expires:
12/6/99

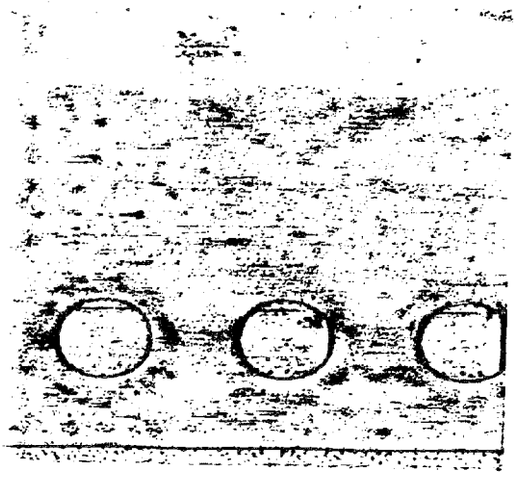
_____
Notary Public

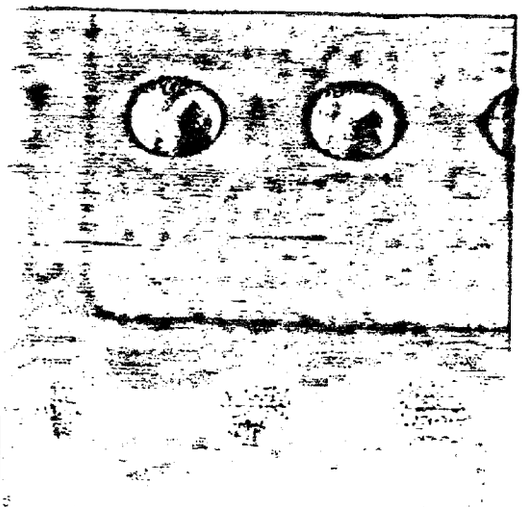
0209771
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



1996 08/01 0101 03CHECK 681-66





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 165

| | | |
|---|---|---|
| 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 181800.00 |
| | | | | CON TX 672.66 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 681.66 |
| | | | | CHECK 681.66 |
| 08/01/96 | 01 | | | 13:22 0001 1906 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209771 IDENTIF. # REFERENCE

96 AUG -1 PM 1:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1069489