53

WARRANTY DEED

BOOK 10148 PG 385

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-30-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Sapka (NAME)	First American National Bank (NAME)	MAP 156-1-B
7812 Harpeth View Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 09
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, PHH Real Estate Services, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul M. Sapka and wife, Lorrie H. Sapka

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. 9 on the Plan of Harpeth View Subdivision, as of record in Plat Book 6900, page 319, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Friday, Jr. and wife, Wilhelmena M. Friday by deed from Morris Eshaghpour Contracting Corporation, a Tennessee Corporation of record in Book 8410, page 704, Register's Office for Davidson County, Tennessee. **

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

**
And Being the same property conveyed to PHH Real Estate Services, Inc. by deed from George Friday, Jr. and wife Wilhelmena M. Friday by deed of record in Book 10095, page 295, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7812 Harpeth View Drive, Nashville, TN 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 my hand 18th this day of July 19 96

PHH Real Estate Services, Inc.
By: Raymond A Wiles

BOOK 10148 PG 386

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHH Real Estate Services, Inc.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 1st day of July 1996.

Commission expires July 31, 1999

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

IDENTIF. & REFERENCE

96 AUG -7 AM 8:48

ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

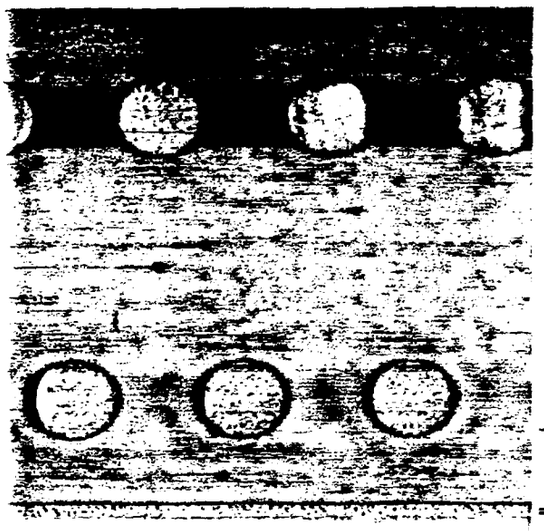
02 11899

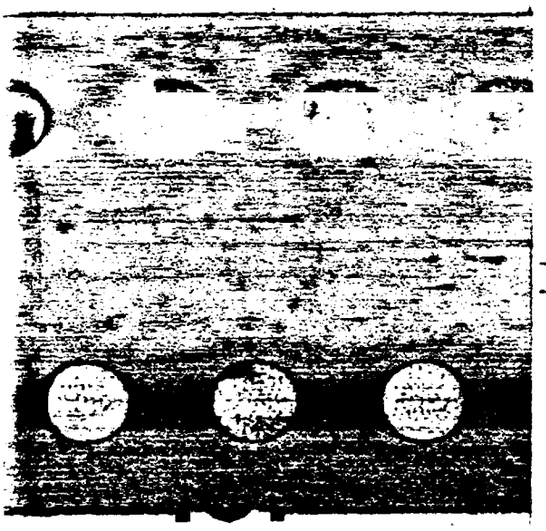
Warranty Deed from PHH Real Estate Services, Inc., to Paul M. Sapka and wife, Lorrie H. Sapka.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

4194 08/07 3101 03CHECK

715.70





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

RECEIVED OF _____

FOR _____

BOOK 10148 PG 387

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 191000.00
				CON TX 706.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 715.70
				CHECK 715.70
			08/07/96 01	08:53 0001 4194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211899
IDENTIF. ↑ REFERENCE

95 AUG -7 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1016799