BOOK 10192 PG 474

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: June 1, 1998
(AFFIX SEAL)

DEBRA KICKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 372

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FLORIAN CEGLAREK | Same | MAP 92-13 |
| (NAME) | (NAME) | |
| 302 33RD AVENUE | | PARCEL 407 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TENNESSEE | | |
| (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, DEBORAH D. OWENSBY, MARRIED, BOBBIE A. JULIAN, UNMARRIED, DALE R. DAYE, MARRIED, AND DENNIS W. DAYE, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLORIAN CEGLAREK, 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. 60 on the Plan of Hortense Plan of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the easterly side of Baron Avenue and extends back easterly between parallel lines 140 feet to an alley.

Being the same property conveyed to Deborah D. Owensby, married; Bobbie A. Julian, unmarried, Dale R. Days, married; and Dennis W. Daye, married by Quitclaim Deed from Mark A. Ellmore, Trustee, of record in Book 8018, page 872, Register's Office for Davidson County, Tennessee, and Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Book 8481, page 82, said Register's Office. Correction Quitclaim Deed recorded in Book 10192, page 474, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

unimproved ( )
This is improved ( X ) property, known as 302 33RD AVENUE, NASHVILLE, TENNESSEE
(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 11th day of September 19 96

Deborah D. Owensby
DEBORAH D. OWENSBY

Dale R. Daye
DALE R. DAYE

Bobbie A. Julian
BOBBIE A. JULIAN

Dennis W. Daye
DENNIS W. DAYE

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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 DEBORAH D. OWENSBY, MARRIED, BOBBIE A. JULIAN, UNMARRIED, DALE R. DAYE, MARRIED, AND DENNIS W. DAYE, MARRIED

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 NASHVILLE, Tennessee, this 11th day of September

Commission expires June 10, 1998

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

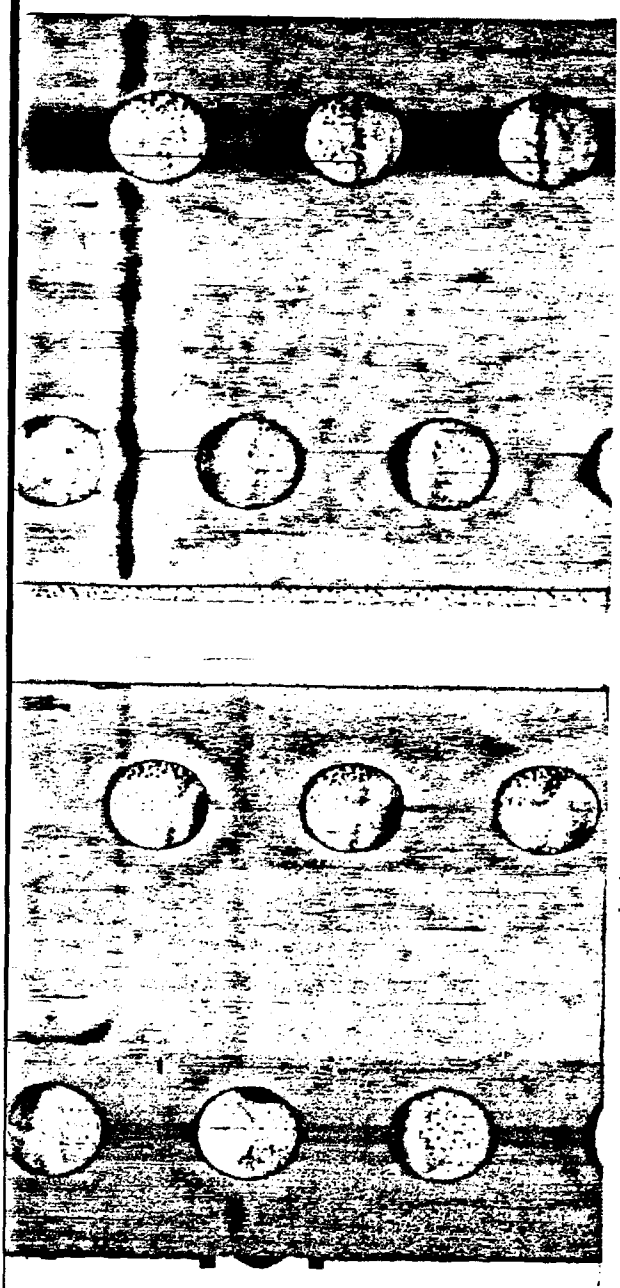


0225865
IDENTIF. # REFERENCE

96 SEP 16 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9139 09/16 0101 03CHECK 120.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10192 PG 476

| | | |
|---|---|---|
| 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 | 30000.00 |
| | | | CON TX | 111.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 120.00 |
| | | | CHECK | 120.00 |

09/16/96 01 15:03 0001 9139

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0225865
IDENTIF. ↑ REFERENCE

96 SEP 16 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1031580