BOOK 10303 PG 275

WARRANTY DEED

Return to:

Title Guaranty
of Middle Tenn, Inc.
5150-C Murfreesboro Road
La Vergne, TN 37086

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 1996

Notary Public

MY COMMISSION EXPIRES: 01/22/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dimitrius Tomaras	Nina Ottinger	131-8-83
(NAME)	(NAME)	
4504 Granny White Pike		16DA-19015
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, Sarah O. Rummage and David D. Ottinger and Charles F. Ottinger and Nina R. Ottinger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dimitrius Tomaras and wife, Carole Tomaras

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:

Beginning on the easterly margin of Granny White Pike at an iron pin opposite the northwest corner of the property conveyed to Harrison H. Shoulders and wife, by deed from Elmo Phillips and wife, of record in Book 1642, page 281, Register's Office for said count; thence south 87° 30' east 359.4 feet; thence south 12° 10' west 128.6 feet to an iron pin; thence north 85° 15' west 355 feet to an iron pin in the easterly margin of Granny White Pike; thence with said Pike north 11° 15' east 115 feet to the beginning containing 1 acre, more or less.

Being the same property conveyed to Daniel Joseph Ottinger and wife, Zelda Jones Ottinger, by deed from R. Loyd Scobey and Loyd Scobey, Jr., of record in Book 2642, page 7, Register's Office for Davidson County, Tennessee. The said Zelda Jones Ottinger having since died and being predeceased by Daniel Joseph Ottinger, the property is now vested in David D. Ottinger, Charles F. Ottinger, Nina R. Ottinger and Sarah O. Rummage by Will of record in Will Book 204, page 640, said Register's Office.

This conveyance is subject to the taxes for the year 1996, which have been prorated and payment thereof is expressly assumed by the herein Grantor.

The property conveyed herein is not the usual place of residence of any of the herein named Grantors.

This is improved (X) unimproved ( ) property, known as 4504 Granny White Pike, Nashville, TN 37204
(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 16th day of December 1996

Sarah O. Rummage

Charles F. Ottinger

David D. Ottinger

Nina R. Ottinger

Frank D. Rummage
Attorney in fact

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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 DAVID D. OTTINGER AND CHARLES F. OTTINGER

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 16th day of December 1996.

Commission expires 9/23/2000

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah O. Rummage

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at LaVergne, Tennessee, this 20th day of December 1996.

Commission expires 01/22/99

Melissa McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sarah O. Rummage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Nina R. Ottinger, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Nina R. Ottinger, by the said Sarah O. Rummage as Attorney in Fact.

Witness my hand and official seal at office at LaVergne, Tennessee on this the 20th day of December, 1996.

My Commission Expires: 01/22/99

Melissa McBroom
Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

02595
IDENTIF. ↑ REFERENCE

96 DEC 30 AM 9:03
DAVIDSON COUNTY, TN.

9885 12/30 0101 03CHECK 64.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 277

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 172000.00

CON TX	636.40
PRFEE	1.00
WDEED	8.00
TOTAL	645.40
CHECK	645.40

12/30/96 01 09:04 0001 9885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259588

IDENTIF. + REFERENCE

96 DEC 30 AM 9:03

REGISTER'S OFFICE

DAVIDSON COUNTY, TN.

No. 1102442