0273539

IDENTIFICATION REFERENCE

Map 64-9 Parcel 218

97 FEB 13 PM 3:52

DAVIDSON COUNTY, TN.

This Instrument Was Prepared By:
Williamson County Escrow and Title, Inc.
304 Public Square
Franklin, Tennessee 37064
(615) 794-8780

Send Tax Bills To:

NEW OWNER

BOOK 10351 PG 210

New Owner:
Karen L. Kotlarczyk
4241 Brackenwood Drive
Old Hickory, TN 37138

Mortgagee:
North American Mortgage Company
P.O. Box 808014
Petaluma, CA 94975-8014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Nickolas Damico, Jr., unmarried, Grantor, has bargained and sold and by these presents do transfer and convey unto Karen L. Kotlarczyk, Grantee, her heirs and assigns, the property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6250, pages 384 and 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Nickolas Damico, Jr. by QuitClaim Deed from Sherah Moser Taylor, of record in Book 10098, page 325, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows:

1. Restrictive covenants contained in an instrument of record in Book 6596, page 797, Register's Office for Davidson County, Tennessee.

2. Matters appearing on the Plan of Southfork Subdivision, Section One, of record in Book 6250, pages 384 and 385, Register's Office for Davidson County, Tennessee.

3. 1997 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 12 day of February, 1997.

Nickolas Damico Jr.
NICKOLAS DAMICO, JR., unmarried

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

BOOK 10351 PG 211

Personally appeared before me, the undersigned, a Notary Public of said County, Nickolas Damico, Jr., unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 6/23/98

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Six Thousand Five Hundred and No/100 Dollars ($106,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

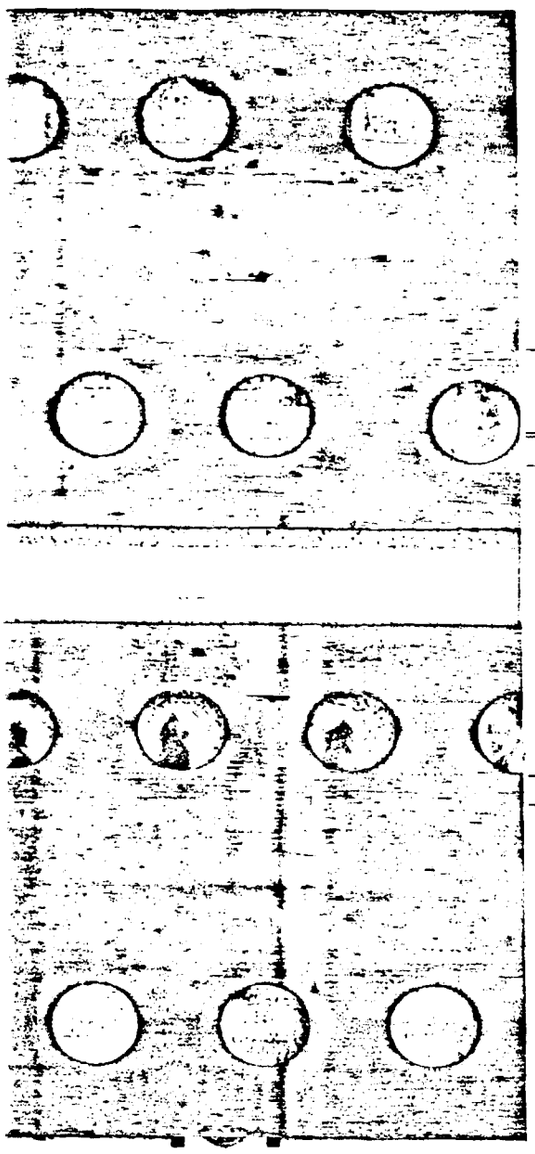
Sworn to and subscribed before me this 13 day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 6/23/98

c:\wpdocs\data\97-5012.wd

6915 02/18 0101 03CHECK 403.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10351 PG 212

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 106500.00
				CON TX 394.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 403.05
				CHECK 403.05
02/18/97	01			09:54 0001 6915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273539
IDENTIFICATION REFERENCE

97 FEB 18 AM 9:

DAVIDSON COUNTY

No. 1117372