# WARRANTY DEED

STATE OF TENNESSEE BOOK 10384 PG 716
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,000.00

Charles W. Tomchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. NOT PU L WILLIAMSON My Commission Expires

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles W. Tomchey (NAME) | First Union Mortgage Corporation (NAME) | 171-08-A 80.00 |
| 1053 Beech Tree Lane (ADDRESS) | 1100 Corporate Center Dr. NC4777 (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Raleigh, NC 27607-5066 (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, Whitney C. Sitzler and husband, Thomas J. Sitzler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Tomchey and wife, Judy C. Tomchey

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, TN, being Lot No. 80 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Sitzler and wife, Whitney C. Sitzler by deed from Radnor Homes, Inc. of record in Book 8216, Page 380 and further conveyed to Whitney C. Sitzler by quitclaim deed from Thomas J. Sitzler of record in Book 9259, Page 581, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 7430, page 784, in Book 7565, page 57, Book 7824, page 254, Book 7897, page 576; Declaration of CCR for Cottonport Plantation of record in Book 7637, Page 925, and Book 8313, Page 932; Agreement of record in Book 7350, Page 137; Deeds of Conveyance for sanitary sewers and water mains of record in Book 8486, Page 332 and Book 8486, Page 336; Charter in Book 7621, Page 600; matters on the plan of record.

97 MAR 19 AM 10:01
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0284475

unimproved ( )
This is improved ( X ) property, known as 1053 Beech Tree Lane, Brentwood, TN 37027
(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 this 13th day of March, 19 97

Whitney C. Sitzler

Thomas J. Sitzler

BOOK 10384 PG 717

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 Whitney C. Sitzler and Thomas J. Sitzler

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of March 19 97.

Commission expires May 16, 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

8687 03/19 0101 03CHECK 1004.30



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10384 PG 718

| | | |
|---|---|---|
| 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 269000.00 |
| | | | | CON TX 995.30 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 1004.30 |
| | | | | CHECK 1004.30 |
| 03/19/97 | 01 | | | 10:05 0001 8687 |

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

0284475
IDENTIF. # REFERENCE

97 MAR 19 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1129008