BOOK 10420 PG 152

50-C

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Avenue, Suite 410<br>Nashville, Tennessee 37203 | COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,500.00<br>Mary Beth Peterzell<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 97<br>Notary Public<br>MY COMMISSION EXPIRES: JUNE 26, 1997<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Beth Peterzell (NAME) | SunTrust Bank, Nashville, N.A. (NAME) | 132-5-104 |
| 905 Audubon Road (ADDRESS) | P.O. Box 305110 (ADDRESS) | |
| Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5110 (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, Andrew Lee Vrakas and wife, Nora Sue Vrakas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Beth Peterzell, an unmarried person

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, being Lot No. 39 on the Plan of Glendale Park, Section Two, of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Andrew Lee Yrakas and wife, Nora Sue Vrakas, by deed from Mark Foster Jarman and wife, Amy Kane Jarman, of record in Book 8699, page 385, Register's Office for Davidson County, Tennessee.

0295368

IDENTIFICATION REFERENCE

unimproved ( )
This is improved ( X ) property, known as 905 Audubon Road, Nashville, Tennessee 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 15th day of April 19 97

Andrew Lee Vrakas

Nora Sue Vrakas by Andrew Lee Vrakas

Nora Sue Vrakas

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10420 PG 153

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ANDREW Lee VRAKAS, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15 day of April 1997.

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

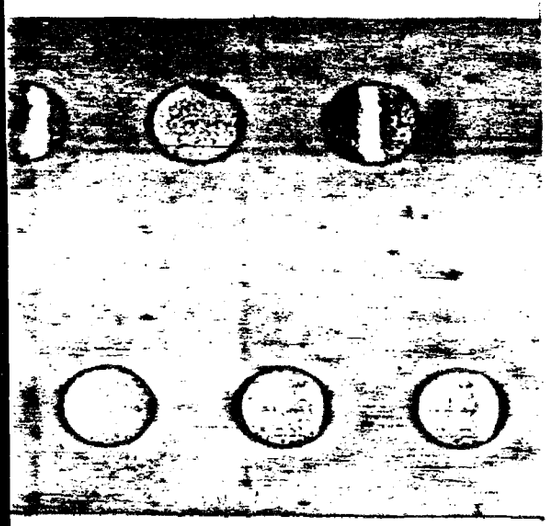
On this 15 day of April, 1997, personally appeared before me, ANDREW Lee VRAKAS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of NONA SUE VRAKAS and is authorized by them to execute this instrument on their behalf, as their free act and deed.

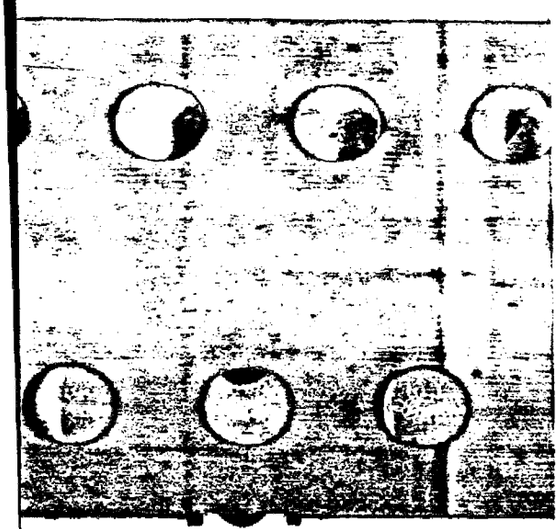
Witness my hand, at office, this 15 day of April 1997.

My commission expires: 5-5-99

Notary Public

0545 04/17 0101 03CHECK 673-15





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

RECEIVED OF _____

FOR _____

BOOK 10420 PG 154

| | | |
|---|---|---|
| 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 | |
| | | | | 179500.00 |
| | | | CON TX | 664.15 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 673.15 |
| | | | CHECK | 673.15 |
| 04/17/97 | 01 | | 13:30 0001 | 0545 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295368
IDENTIF. A REFERENCE

No. 1140702