FILE BOX 45

# WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

10425:934

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew H. Paritz | Countrywide Home Loans, Inc. | MAP 62-2-A |
| (NAME) | (NAME) | |
| 2920 Delta Queen Drive | 155 N. Lake Ave.; P.O. Box 7137 | PARCEL 187CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Pasadena, CA 91109-7137 | |
| (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, William T. Horton and wife, Betty Ruth Horton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew H. Paritz and Zelda L. Wilson, both unmarried , joint tenants with right of survivorship.

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:

BEING Lot No. 187, on the plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William T. Horton and wife, Betty Ruth Horton by deed from Alan D. Witt and wife, Allison Witt, of record in Book 9049, Page 441, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 685, Page 370 and Book 6982, Page 747, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 6851, Page 390, said Register's Office.

97 APR 23 PM 12:01

IDENTIFICATION REFERENCE 0297095

unimproved ( )
This is improved ( X ) property, known as 2920 Delta Queen Drive, Nashville, TN 37214
(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 17th day of April 19 97

William T. Horton

William T. Horton

Betty Ruth Horton

Betty Ruth Horton

FILED 10423 PG 935

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 William T. Horton and wife, Betty Ruth Horton

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 17th day of April, 19 97.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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, 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 _____.

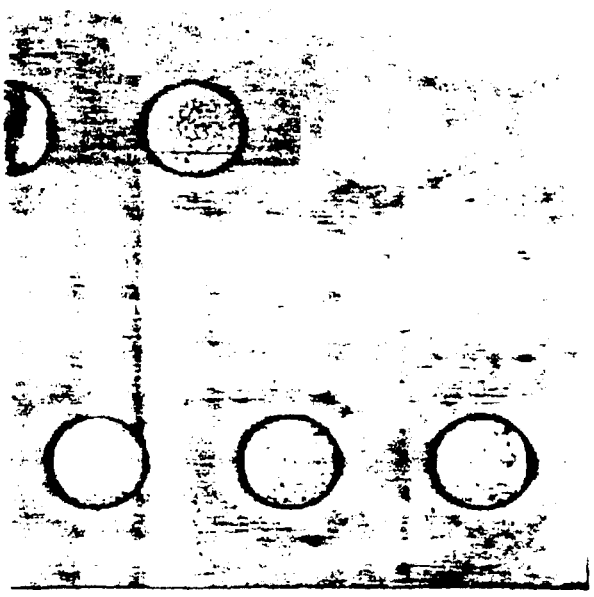
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

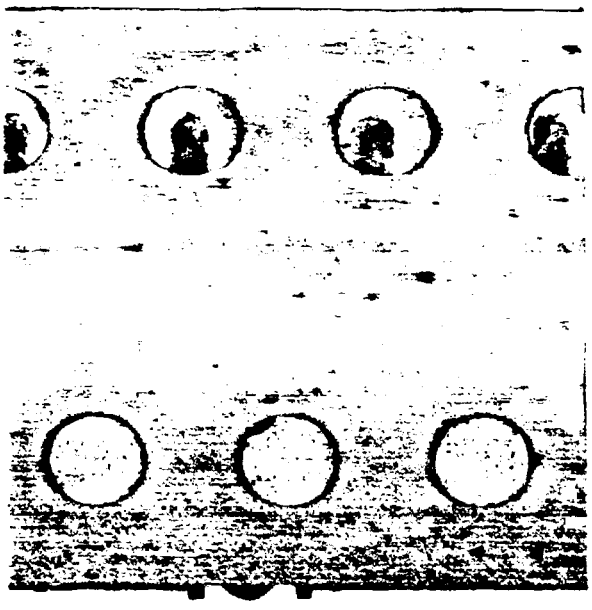
My commission expires _____

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

2438 04/23 0101 03CHECK 320.50





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10125 PG 935

| | | |
|---|---|---|
| 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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

04/23/97 01 12:02 0001 2438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297095

IDENTIF. & REFERENCE

97 APR 23 P 1:12: DL

**No.**1142566