34

BOOK 10497 PG 249

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **June, 1997** between MARC E. PFAFF, UNMARRIED, and SHELIA S. PFAFF, UNMARRIED, GRANTORs, and JUAN DE DIOS CALVILLO, A MARRIED MAN, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MARC E. PFAFF, UNMARRIED, and SHELIA S. PFAFF, UNMARRIED, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JUAN DE DIOS CALVILLO, A MARRIED MAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 337 DINWIDDIE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves/itself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

MARC E. PFAFF
Signature of Seller

SHELIA S. PFAFF
Signature of Seller

97 JUN 18 PM 2:18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 03117360

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARC E. PFAFF**, the within named bargainor, 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 office in **DAVIDSON** County, this **11th** day of **June, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SHELIA S. PFAFF**, the within named bargainor, 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 office in **DAVIDSON** County, this **11th** day of **June, 1997.**

Notary Public

My Commission Expires: 2-27-01

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:

JUAN DE DIOS CALVILLO

Property Address:

337 DINWIDDIE DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

Right Mortgage Company
325 West Main St., Ste. 200
Lebanon, TN 37087

Map & Parcel #: MAP 34, PARCEL 59

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$58,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **June, 1997.**

Notary Public

My Commission Expires: 2-27-01

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

BEING Lot No. 35 on the Plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the northerly side of Dinwiddie Drive and runs back between parallel lines, 120 feet to a dead line.

Being the same property conveyed to Marc E. Pfaff and wife, Shelia S. Pfaff, by Deed from KIM ALAN AND JACKIE D. CLOUSE,, of record in Book 9506, page 417, Register's Office for Davidson County, Tennessee. Marc E. Pfaff and Shelia S. Pfaff were since divorced by Final Decree of Divorce, dated February 18, 1997, and said Final Decree of Divorce stated that the said property be sold and the net proceeds split equally between the said Marc E. Pfaff and Shelia S. Pfaff.

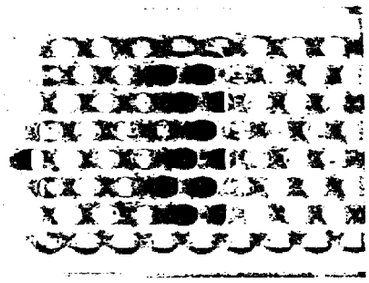
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 34, PARCEL 59).

2. All matters as set forth on the Plan of record in Plat Book 9506, page 420, said Register's Office, which plan includes a 30-foot minimum building setback line from Dinwiddie Drive; a 10-foot public utility and drainage easement along the back lot line; and a 2.5x30-foot anchor easement along the southeast corner of said lot.

3. Restrictive Covenants recorded in Deed Book 3405, page 286, Register's Office for DAVIDSON County, Tennessee.

4674 06/18 0101 03CHECK 227.00



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

BOOK 10497 PG 252

RECEIVED OF _____

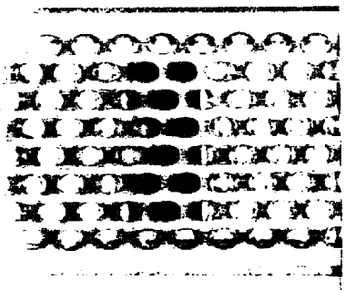
FOR _____

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 12.00
TOTAL 227.60
CHECK 227.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/18/97 01 14:20 0001 4674



03 17360
IDENTIF. ↑ REFERENCE

97 JUN 18 PM 2:18

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1164744