BOOK 10544 PG 40

Bert 1

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

X Evelyn Agim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 97

CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Suite 101, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Evelyn Agim | Countrywide Home Loans, Inc. | 149 |
| (NAME) | (NAME) | |
| 760 Dover Glen Drive | 155 North Lake Avenue | 7 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Pasadena, CA 91109 | A99 |
| (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, Gerald O'Neill, Jr. and wife, Melissa Jo O'Neill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evelyn Agim AND HUSBAND, VINCENT AGIM EGA

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, Tennessee, being Lot No. 99 on the Plan of Chelsea Villages Section 1 of record in Plat Book 7900, Pages 119-121, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gerald O'Neill, Jr. and wife, Melissa Jo O'Neill by deed of record in Book 9608, Page 50, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Gerald O'Neill, Jr. and wife Melissa Jo O'Neill by Moren Adenubi as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

97 JUL 28 AM 11:08
FELIX E. DELAUNTER REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03306686

unimproved ( )
This is improved (XX) property, known as 760 Dover Glen Drive, Antioch, TN 37013
(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 hands this 24th day of July 1997

Gerald O'Neill, Jr.
By: Moren Adenubi
Moren Adenubi, Attorney-in-fact

Melissa Jo O'Neill
By: Moren Adenubi
Moren Adenubi, Attorney-in-fact

Gerald O'Neill, Jr. Melissa Jo O'Neill

DCTI/01WC

STATE OF TENNESSEE
COUNTY OF Rutherford

BOOK 10544 PG 41

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald O'Neill, Jr. and wife, Melissa Jo O'Neill

the bargainor s, with whom I am personaliy 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 Smyrna, Tennessee, this 24th day of July 19 97.

Commission expires August 20, 2000

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this July 24, 1997 before me personally appeared Moren Adenubi, the person who executed the foregoing instrument on behalf of Gerald O'Neill, Jr. and wife, Melissa Jo o'Neill, and acknowledged that she executed the same as the free act and deed of the said Gerald O'Neill, Jr. and wife, Melissa Jo O'Neill, through Power of Attorney granted her by the said Gerald O'Neill, Jr. and wife, Melissa Jo O'Neill.

Commission Expires 8/20/00

Notary Public

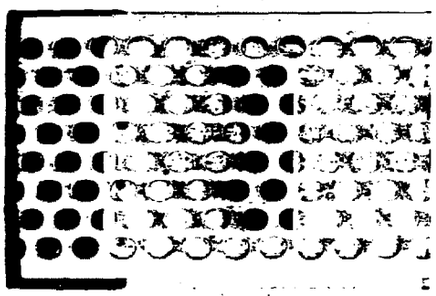
CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

9305 07/28 0101 03CHECK

478.90



DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10544 PG 42

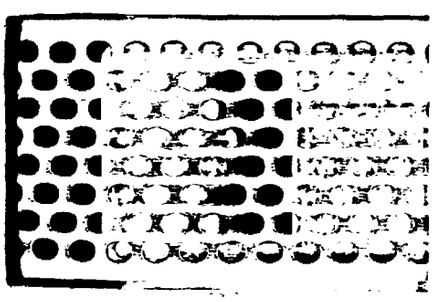
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90

07/28/97 01 11:10 0001 9305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0330686
IDENTIF. & REFERENCE

97 JUL 28 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1178957