10670 318

WARRANTY DEED

Return to:
Title Enterprises, LLC
214 Centerview Drive
Suite 247
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 1997.

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~ 12-17-97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil W. Finnell	AMERICA'S WHOLESALE LENDER	135-14A-130
(NAME)	(NAME)	
500 Black Mountain Court	2130 WARD ST.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SIMI VALLEY CA 93065	
(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, **STEPHAN S. FOUST AND KAREN ANN KRIEGER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEIL W. FINNELL AND ABBY J. NONA, UNMARRIED PERSONS AS 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:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Pinnacle Point Subdivision Phase III of record in Plat Book 6900, Page 391, 392 and 393, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephan S. Foust and Karen Ann Krieger by deed of record in Book 7510, Page 71, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as 500 Black Mountain Court, 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 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/our hand(s) this 15th day of October, 1997.

Stephan S. Foust

Karen Ann Krieger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Stephan S. Foust and Karen Ann Krieger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 15th day of October, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9 1999

97 NOV -4 AM 10:43

MAIL ENV.

7210 11/97 0101 03CHECK 454.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10670 PG 319

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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0365957
IDENTIFICATION REFERENCE

97 NOV -4 PM 10:43
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.1216518