2613

BOOK 10837 PG 158

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	[MAP-PARCEL NOS.]
[Zane C. Bell	[CTX Mortgage Company]	]
[7128 Bay Cove Drive	[2628 N. Harwood Corp.]	Map 141-12-B]
[Nashville, TN 37221	[Dallas, TN 75201]	Parcel 34.00]
[	[ ]	]
[This instrument prepared by: Joseph V. Ferrelli, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Mark A. Ferrelli and wife, Sherry H. Ferrelli (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Zane C. Bell, a single person (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64, on the plan of Phase 2, Southampton, of record in Book 5200, page 595, and amended in Book 6150, page 298, Register's Office for said county.

Said Lot No. 64 fronts 82 feet on the southerly margin of Bay Cove Trail and extends back 170.00 feet on the easterly line and 195.00 feet on the westerly line to a dead line in the rear, measuring 124.21 feet thereon.

Being the same property conveyed to Mark A. Ferrelli and wife, Sherry H. Ferrelli by Warranty Deed from David W. Haines, Jr. and wife, Kathryn G. Hanes of record in Book 8591, page 767, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 7128 Baycove Trail, Nashville, Tennessee 37221.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $139,500.00.

Zane C Bell
Affiant

[Subscribed and sworn to before me this
[27th day of February, 1998.

Joseph V. Ferrelli
Notary Public

[My Commission Expires 9/23/2000

98 MAR 13 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 | 1988
IDENTIF. ✦ REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of February, 1998.

Mark A. Ferrelli

Sherry H. Ferrelli

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 **Mark A. Ferrelli and wife, Sherry H. Ferrelli**, the bargainors, 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 27th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

5576 03/13 0101 03CHECK 525.15

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

RECEIVED OF _____

FOR _____

BOOK 10837 PG 160

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
139500.00
CON TX 516.15
PRFEE 1.00
WDEED 8.00
TOTAL 525.15
CHECK 525.15
BANK
03/13/98 01 13:29 0001 5576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04 1 1988
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 1:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1265950