BOOK 10948 PAGE 519

B41

# WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND** DAY OF **MAY, 1998.**

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

MY COMMISSION EXPIRES:

(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 |
|---|---|---|
| **Ken Muraoka** | **NationsBanc Mortgage Corporation** | **149-1B-115** |
| (NAME) | (NAME) | |
| **4604 Billingsgate Road** | **P.O. Box 35140** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Louisville, KY 40232** | |
| (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, **John Christopher Pace**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ken Muraoka and wife Rebecca S. Muraoka**, 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. 226 on the Plan of Piccadilly Spuare, Phase III, of record in Plat Book 6250, Page 892, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Christopher Pace by deed of record in Book 9827, Page 240, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **4604 Billingsgate Road, 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.

041237
IDENTIFICATION REFERENCE

98 MAY 28 AM 10:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 98 MAY 28 AM 10:39 CHECK 441-5

Witness my/our hand(s) this 22nd day of May, 1998.

BOOK 10948 PG 520

John Christopher Pace

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 John Christopher Pace the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5/22/98 ~~day of 5/22/98~~. 5/22/98.

Commission expires:

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

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

RECEIVED OF _____

FOR _____

BOOK 10948 PG 521

CO - CONVEYANCE
MO - MORTGAGE
WD - WARR..NTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

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

CAMT
117000.00
CON TX 452.50
PRFEE 1.00
WDEED 8.00
TOTAL 461.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 461.50

05 28 98 01 10:41 0001 2582

044237
IDENTIF. # REFERENCE

98 MAY 28 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298488