BOOK 10962 PG 618 Box 1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,000.00**

Catherine A Luiz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF MAY, 1998.**

Angela M Lake
Notary Public

MY COMMISSION EXPIRES:. (AFFIX SEAL)

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

My Commission Expires 2-19-2002

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine A. Luiz	**NationsBanc Mortgage Corporation**	**165-13-A 73**
(NAME)	(NAME)	
4444 Stoneview Drive	**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, **June D. Magiary, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine A. Luiz, married**, 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. 337 on the Plan of Peppertree Forest P.U.D, Section 5 of record in Plat Book 7900, Page 499, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to June D. Magiary, unmarried by deed of record in Book 9251, Page 774, 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 June D. Magiary by Sandra J. Kremer as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10962 Page 601, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4444 Stoneview 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.

0446224
IDENTIF. ✦ REFERENCE

98 JUN -4 PM 1:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6154 06/04/98 01:01 CKCHECK $12.40

Witness my/our hand(s) this 29th day of May, 1998.

BOOK 10962 PG 619

June D. Magiary

STATE OF Tennessee
COUNTY OF Davidson

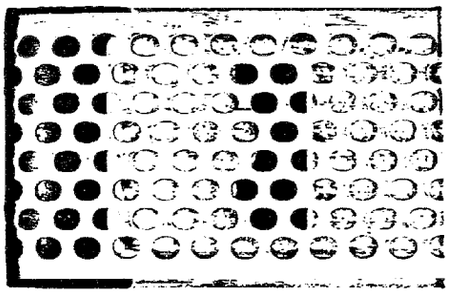
On this 5/29/98 before me personally appeared Sandra J. Kremer, the person who executed the foregoing instrument on behalf of June D. Magiary, and acknowledged that she executed the same as the free act and deed of the said June D. Magiary, through Power of Attorney granted her, by the said June D. Magiary.

Notary Public

Commission Expires:

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 _____

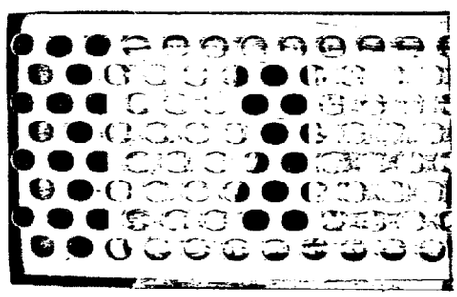
FOR _____

BOOK 10962 PG 620

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY 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 82000.00
				CON TX 303.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 312.40
				CHECK 312.40
06/04/98	01			13:13 0001 6154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446224
IDENTIF. ↑ REFERENCE

98 JUN -4 PM 1:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302061