22

BOOK 10966 PAGE 385

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
WILLIAM C. MOHRHOFF (NAME)	AMSOUTH BANK (NAME)	155-8-C-261CO
6765 AUTUMNWOOD DRIVE (ADDRESS)	2050 PARKWAY OFFICE CIRCLE (ADDRESS)	09D-83410
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35244 (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, LANDMARK MANAGEMENT CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. MOHRHOFF AND WIFE, CELESTE M. GOSCILA-MOHRHOFF

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. 21, on the FINAL PLAT OF POPLAR CREEK ESTATES, PHASE IV, SUBDIVISION, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 195, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to LANDMARK MANAGEMENT CORP., by deed from Poplar Creek Development Co., of record in Book 10574, page 153, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of POPLAR CREEK ESTATES, PHASE IV, SUBDIVISION, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9472, page 824 and Charter of record in Book 7120, page 125, Register's Office for DAVIDSON County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated May 29, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

CONTINUED

7301 06/08 0101 03CHECK 915.50

unimproved ( )
This is improved (X) property, known as 6765 AUTUMNWOOD DRIVE, NASHVILLE, TN 37221
(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 my hand this 3rd day of June, 19 98

LANDMARK MANAGEMENT CORP.
By: VP-Secry
MICHAEL A. HARTLEY, VICE PRESIDENT-SECRY

BOOK 10966 PG 386

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained Witness my hand and official seal at _____ _____. Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared MICHAEL A. HARTLEY and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the VICE PRESIDENT-SECRY and _____ respectively of the LANDMARK MANAGEMENT CORP. the within named bargainor, and corporation, and that he as such VICE PRESIDENT-SECRY and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said MICHAEL A. HARTLEY as such VICE PRESIDENT-SECRY and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 3rd day of June 1998 .

My commission expires May 27, 2001

_____
Notary Public

NOTARY PUBLIC AT LARGE

0447293

IDENTIFICATION REFERENCE

98 JUN -8 AM 9:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____ BOOK 10966 PG 387

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 245000.00
				CON TX 906.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 915.50
				CHECK 915.50
06/08/98	01			09:28 0001 7301

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0447293
IDENTIF. # REFERENCE

98 JUN -8 AM 9:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303196