WARRANTY DEED

BOOK 10990 PG 85

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 4/25/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MA LUISA SEPE	AMERICA'S WHOLESALE LENDER	MAP 42-16
(NAME)	(NAME)	
401 HICKORY CHASE DRIVE	750 OLD HICKORY BLVD. #100	GROUP A
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	BRENTWOOD, TN 37027	PARCEL 2.00 CO
(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, DAVID K. WACHTEL, JR. AND WIFE, SHARON K. WACHTEL, by and through DAVID K. WACHTEL, JR., Attorney in Fact HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MA LUISA SEPE AND MA BRENDA M. BARRANCO

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. 2 on the Final Plat of Hickory Chase Subdivision, a Planned Unit Development, of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description of said lot.

Being the same property conveyed to DAVID K. WACHTEL, JR. AND WIFE, SHARON K. WACHTEL by Deed of record in Book 10642, page 949, Register's Office for Davidson County, Tennessee.

DAVID K. WACHTEL, JR. executes this instrument as Attorney in Fact for SHARON K. WACHTEL pursuant to Limited Power of Attorney of record in Book 10857, page 299, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 JUN 24 PM 1:14

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN

04544456

5018 06/24 0101 03CHECK 564.00

unimproved ( )
This is improved (X) property, known as 401 HICKORY CHASE DRIVE, MADISON, TN 37115
(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 our hand s this 22nd day of June 19 98

DAVID K. WACHTEL, JR.

SHARON K. WACHTEL
BY: DAVID K. WACHTEL, JR., Attorney in Fact

BOOK 10990 PG 86

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 DAVID K. WACHTEL, JR. AND WIFE, SHARON K. WACHTEL

the bargainor ~~is~~ he, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he/she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 22nd day of June, 19 98.

Commission expires 9/23/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, DAVID K. WACHTEL, JR., with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for SHARON K. WACHTEL and is authorized by SHARON K. WACHTEL to execute this instrument on her behalf.

Witness my hand and official seal this the 22nd day of June, 19 98.

My commission expires: 9/23/00

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10990 PG 87

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

06/24/98 01 13:14 0001 5018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045456
IDENTIFICATION REFERENCE
98 JUN 24 PM 1:14
REGISTER
DAVIDSON COUNTY, TN

No. 1310831