43

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1477

BOOK 11000 PAGE 339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Henry F. Shoro Jr.**, and wife **Claudia D. Shoro**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher A. Haas, and wife Shannon Haas**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 68 on the Resubdivision of Lots 68 and 69 of Phase 2, Poplar Creek Estates, as of record in Book 6200, Page 830, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry F. Shoro Jr. and wife Claudia D. Shoro by deed of record in Book 8972, page 27, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

045728 IDENTIF. ↑ REFERENCE

98 JUL -1 AM 8:12

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9040 07/01 0101 03CHECK 710.15

This is improved property, known as: 616 Poplar Creek Trace Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of June, 1998

Henry F. Shoro Jr. by Claudia D. Shoro his attorney in fact — Claudia D. Shoro

Henry F. Shoro Jr. — **Claudia D. Shoro**

State of Tennessee)
County of Davidson)

On this the 25th day of June, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Henry F. Shoro Jr. and Claudia D. Shoro**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/23/2002

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$189,500.00**.

Affiant

Sworn and subscribed before me on this the 25th day of June, 1998.

Notary Public

My Commission Expires: 3/23/2002

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NEW OWNER:
Christopher A. Haas
616 Poplar Creek Trace Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
FT MORTGAGE Companies
DBA First Tennessee Mort. Co. Inc.
PO Box 146 Memphis, TN
38101

TAX MAP-PARCEL #:
155-8-C-68CO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11000 PAGE 341

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 189500.00
CON TX 701.15
PRFEE 1.00
WDEED 8.00
TOTAL 710.15
CHECK 710.15

07/01/98 01 08:12 0001 8040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457298
IDENTIF. ↑ REFERENCE

98 JUL -1 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1313826