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BOOK 11002 PAGE 736

98 JUL -1 PM 4:34

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

IDENTIFICATION REFERENCE

0457923

This Instrument Prepared By:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Robert S. Hite, Kevin C. Temple and B. Wade Mangrum, Jr. 3706 Nolensville Road Nashville, Tennessee 37211	New Owner	Map 118-2 Parcel 203

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust executed by Gary L. Semanchik and wife, Lucy A. Semanchik, to Mike Russell, Trustee, which mortgage is recorded in Book 10372, page 407, Register's Office for Davidson County, Tennessee, We, Gary L. Semanchik and wife, Lucy A. Semanchik, hereinafter "GRANTORS" have bargained and sold, and by these presents do hereby transfer and convey unto Robert S. Hite, Kevin C. Temple and B. Wade Mangrum, Jr., as tenants in common, hereinafter "GRANTEES", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, and being Lot No. 31 on the plan of Waddey's Subdivision of Westwood as of record at Book 332, page 99, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Gary L. Semanchik and wife, Lucy A. Semanchik by deed from Ed Kennedy, d/b/a EDCO Realty, of record in Book 10372, page 407, Register's Office for Davidson County, Tennessee.

This is improved property known as 2721 Westwood Drive, Nashville, Tennessee 37212.

This conveyance is made subject to the following:

1. Taxes for the current year assumed by GRANTEES;

2. Those matters as they appear on the Plan of record in Book 332, page 99, said Register's Office.

3. GRANTEES herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust outlined above, and the Note of even date thereby secured, in the original principal amount of $73,000.00, payable to Ed Kennedy, d/b/a EDCO Realty and for the same consideration GRANTEES hereby assume the obligations of GRANTORS under the terms of the instruments creating the loan, and GRANTEES join in the execution hereof to acknowledge same.

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, representatives and assigns forever.

And GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as may be set forth above.

GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the date set forth below.

GRANTORS:

Gary L. Semanchik by Andrew B. Gibson, Jr., Attorney-in-Fact Pursuant to Limited Power of Attorney recorded simultaneously herewith

Lucy A. Semanchik by Andrew B. Gibson, Jr., Attorney-in-Fact Pursuant to Limited Power of Attorney recorded simultaneously herewith

GRANTEES:

Robert S. Hite

Kevin C. Temple

B. Wade Mangrum, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

B706 07/01 0101 03CHECK 388.40

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Andrew B. Gibson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Gary L. Semanchik and wife, Lucy A. Semanchik**, and who acknowledged that he executed the same as the free act and deed of Gary L. Semanchik and wife, Lucy A. Semanchik.

Witness my hand and official seal this 1st day of July, 1998.

Notary Public

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert S. Hite, Kevin C. Temple and B. Wade Mangrum, Jr.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 1998.

Notary Public

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $102,000.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 1998.

Notary Public

My Commission Expires: 1/27/2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11002 PAGE 738

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
102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 388.40
CHECK 388.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/98 01 16:34 0001 8706

0457923
IDENTIF. & REFERENCE
98 JUL -1 PM 4:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1314483