34

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Evangelina Levario
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 98.

Leon Sharber
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evangelina Levario (NAME)	Evangelina Levario (NAME)	MAP 148.00
4867 Payne Road (ADDRESS)	12107 B Sycamore Terrace Dr. (ADDRESS)	PARCEL 124.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Cincinnatti OH 45249 (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, Patsy M. Lutz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evangelina Levario

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:

Tract No. 2

Land in the Second, formerly the Fifth Civil District of Davidson County, Tennessee, described according to a survey made by H. B. Fowlkees, April, 1947, as follows:

Beginning at an iron pin in the northeasterly line of the charter right of way of the Nashville, Chattanooga & St. Louis Railroad, said iron pin lying in the northwesterly margin of an unnamed avenue, said northwesterly margin being the northwesterly line of the property conveyed to J. N. Dunn by deed from Annie Smith and husband, as of record in Book 261, Page 504, Register's Office for said County; thence with the northwesterly margin of said avenue and continuing with the A.M. Jacobs westerly line North 45° 35' East 183 feet to an iron pin in the westerly line of the Tim Johnson heirs' property; thence with the westerly line of the Johnson heirs' property North 19° 80' East 87.5 feet to a point near the corner of a rock wall, said point lying in the southerly line of the Mrs. John Payne Heirs' property; thence with the southerly line of the Payne heirs' property North 44° 10' West 351.45 feet to an iron pin at the inner corner of the Payne heirs' property; thence with an inner easterly line of the Payne heirs' property south 40° 15' West 208 feet, more or less, to the northeasterly line of said chartered right of way; thence with the northeasterly line of said chartered right of way South 35° 48' East

CONTINUED

unimproved (X)
This is improved ( ) property, known as 4867 Payne Road, Antioch, Tennessee 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.

Witness my hand this 6th day of July 19 98

Patsy M. Lutz

Patsy M. Lutz

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 Patsy M. Lutz

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of July 1998.

Commission expires February 27, 2001

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

LEGAL DESCRIPTION CONTINUATION

372.7 feet to the point of beginning, containing approximately 2 acres.

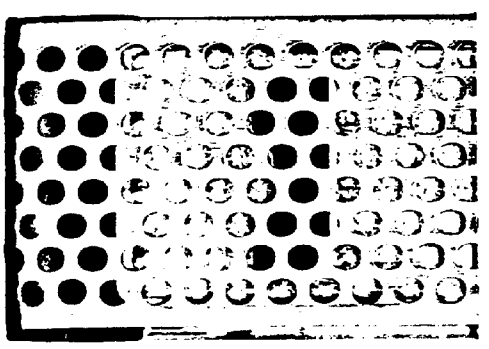
For source of title reference is made to Book 5707, Page 64, and to Divorce Decree in Book 865, Page 701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Patsy M. Lutz is also known as Patricia Anne Moss.

04660785
IDENTIF. & REFERENCE
98 JUL 10 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1743 07/10 0101 03CHECK 80.00



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

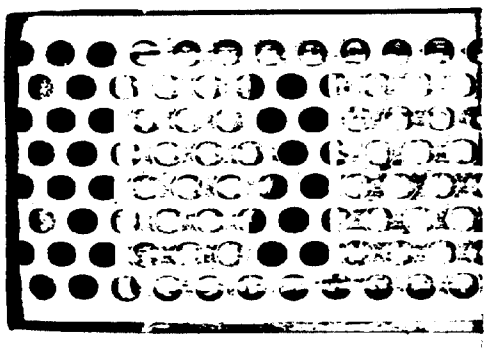
RECEIVED OF _____

FOR _____

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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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 89.00
CHECK 89.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/98 01 08:34 0001 1743

0460785
IDENTIF. + REFERENCE
98 JUL 10 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1317463