BOOK 11029 PAGE 907

WARRANTY DEED

VICTORIA HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,000.00**

Ulrich Claude Boely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF JULY, 1998.**

Victoria Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ulrich Claude Boely	**P.A. Mortgage Services, Inc.**	**119-2-241**
(NAME) **62 Valeria Street**	(NAME) **4350 West Cypress Street #405**	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Tampa, FL 33607**	
(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, **Donald R. Draughn Jr. and wife Cathy E. Draughn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ulrich Claude Boely, unmarried**, 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. 178 on the Plan of Sterling Heights Section 5 of record in Plat Book 1835, Page37, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald R. Draughn, Jr. and wife, Cathy E. Draughn by deed of record in Book 7571, Page 774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **62 Valeria Street, Nashville, TN 37210**
(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.

0465250
IDENTIF. ▲ REFERENCE

98 JUL 22 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6546 07/22 01:01 03CHECK 277.40

Witness my/our hand(s) this 20th day of July, 1998.

Donald R. Draughn Jr.

Cathy E. Draughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

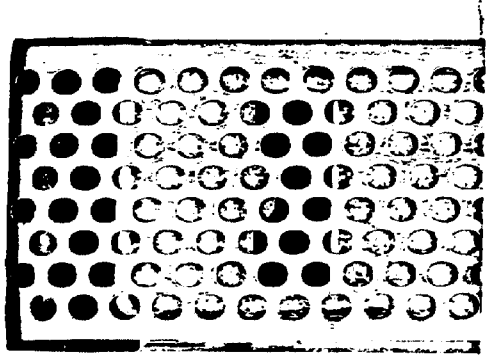
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Donald R. Draughn and wife Cathy E. Draughn the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1998.

Commission expires 5/26/2002

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 11029 PAGE 909

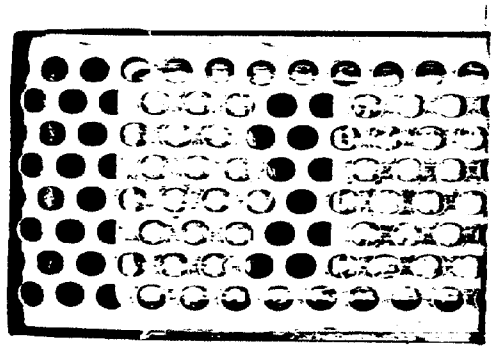
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	277.40
CHECK	277.40

07/22/98 01 10:04 0001 6546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0465250
IDENTIF. ↑ REFERENCE

98 JUL 22 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322210