Box1

BOOK 11046 PAGE 340

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 1998.

Notary Public

My Commission Expires 2-19-2002 MISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Barzyk	**Mortgage Portfolio Services, Inc.**	**51-6-53 & 54**
(NAME)	(NAME)	
701 & 703 Old Due West Avenue	**4144 N. Central Expressway #850**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Dallas, TX 75204**	
(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, C.Hugh Hicks and wife Rhonda R. Hicks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald J. Barzyk and wife Nancy C. Barzyk, 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. 4 and 5 Due West Subdivision of record in Plat Book 5200, Page 37, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to C.Hugh Hicks and wife Rhonda R. Hicks by deed of record in Book 8066, Page 518, Register's Office for Davidson County, Tennessee.

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

1237 08/03 0101 03CHECK 714.00

unimproved ☐
This is improved ☒ property, known as **701 & 703 Old Due West Avenue, 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.

0469631
IDENTIF. ✦ REFERENCE

98 AUG -3 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **29th day of July, 1998**.

C. Hugh Hicks

Rhonda R. Hicks

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 C. Hugh Hicks and wife Rhonda R. Hicks 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 29th day of July, 1998.

Commission expires:

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

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

RECEIVED OF _____

FOR _____

BOOK 11046 PAGE 342

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	714.00
			CHECK	714.00
08/03/98	01		10:02 0001	1237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

046963 I
IDENTIF. # REFERENCE

98 AUG -3 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326846