BOOK 11104 PAGE 189

0485513
IDENTIF. & REFERENCE

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

98 SEP -8 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Anne Lorino 8304 Terry Lane Hermitage, TN 37076 98-1-213	North American Mortgage P.O. Box 395 Albion, NY 14411-0395

TAX MAP - PARCEL NUMBERS: 75-10-142.00

WARRANTY DEED

THIS DEED, made and entered into this the 31st day of August, 1998, by and between **ANTHONY F. LORINO** and wife, **MARTHA S. LORINO**, hereinafter known as the **GRANTOR**, and **ELIZABETH ANNE LORINO**, unmarried, hereinafter known as the **GRANTEE**;

Witnesseth

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING Lot No. 177 on the Map of Hermitage Estates Subdivision, as of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 87.0 feet onthe southeasterly margin of Terry Lane and extends back 127.69 feet on the northeasterly side and 104.76 feet on the southwesterly side to a dead line in the rear on which it measures 75.17 feet.

BEING the same property conveyed to Anthony F. Lorino and wife, Martha S. Lorino by Deed of record in Book 4940, Page 740, said Register's office.

This is improved property known as: 8304 Terry Lane, Hermitage, Tn 37076

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR,** for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

ANTHONY F. LORINO

MARTHA S. LORINO

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, ANTHONY F. LORINO and wife, MARTHA S. LORINO, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st day of August, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $71,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st day of August, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 31st day of August, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

8218 09/08 0101 CHECK 272.70

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 71000.00
				CON TX 262.70
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 273.70
				CHECK 273.70
			09/08/98 01	15:04 0001 8218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485513
IDENTIF. & REFERENCE

98 SEP -8 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1343640