60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11105 PAGE 385

ADDRESS NEW OWNER:
Brent R. Thoeny
5125 Traceway Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

MAP **155-16**
GROUP **A**
PARCEL **185.00**

8614 09/09 0101 03CHECK 675.15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey W. Pave and wife, Deena H. Pave** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Brent R. Thoeny and wife, Kellye E. Thoeny**, 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. 314 Traceside, Section Six, of record in Plat Book 9700, page 268, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey W. Pave and wife, Deena H. Pave by deed from Centex International, Inc., a Nevada corporation of record in Book 10575, page 795, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 5125 Traceway Drive, Nashville, Tennessee 37221.

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, 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 the same is unencumbered, unless otherwise herein set out; and, "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", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98 SEP -9 PM 12:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04858 66

WITNESS our hands this the 3rd day of September, 1998.

Jeffrey W. Pave, by Jim DeHart, as agent and attorney-in-fact

Deena H. Pave, by Jim DeHart, as agent and attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jim DeHart as agent AND attorney in fact for Jeffrey W. Pave and wife, Deena H. Pave**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of September, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $179,500.00.

Brent R Thorny 9/3/98
AFFIANT

Subscribed and sworn to before me on this 3rd day of September, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

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	
				179500.00
			CON TX	664.15
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	675.15
			CHECK	675.15
09/09/98	01	12:45 0001		8614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485866
IDENTIF. # REFERENCE

98 SEP -9 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1344027