BOOK 11113 PAGE 442

# WARRANTY DEED

Return to:
Settlement Services of TN
121 First Avenue S., Suite 210
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daryl C. Walny (NAME) | Advanta National Bank (NAME) | MAP 147-09 |
| 5010 Marchant Drive (ADDRESS) | 16875 W. Bernando Road (ADDRESS) | PARCELS 38 & 39 |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | San Diego, CA 92127 (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, Frank G. Hughes and wife, Mary L. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daryl C. Walny

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 1:
Land in Davidson County, Tennessee being Lot No. 106 on the Map of Crievewood Subdivision, of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank G. Hughes and wife, Mary L. Hughes by deed from John A. Waggoner and wife, Kathleen S. Waggoner of record in Book 4726, page 724, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee being Reserved Parcel in the rear of Lots No. 105 to 107 on the Map of Crievewood Subdivision, of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank G. Hughes by Tax Deed from Davidson County Clerk & Master of record in Book 4937, page 48, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been

CONTINUED

OK Sonny

unimproved ( )
This is improved ( X ) property, known as 5010 Marchant Drive, Nashville, Tennessee 37211
(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 our hand s this 28th day of August, 19 98

X Frank G. Hughes by Mary L. Hughes Attorney in Fact
Frank G. Hughes

X Mary L. Hughes
Mary L. Hughes

LEGAL DESCRIPTION CONTINUATION

prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 99, said Register's Office; (c) restrictive covenants of record in Book 2491, page 278, said Register's Office; and (d) easements of record in Book 5055, page 491 and Book 5618, page 197, said Register's Office.

MAIL ENV.

98 SEP 15 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0488157

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 Mary L. Hughes

the bargainor s, 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 28th day of August, 19 98.

Commission expires 31st

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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

State of Tennessee
County of Davidson

On this 31st day of August, 1998 before me personally appeared Mary L. Hughes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank G. Hughes and acknowledged that she executed the same as the free act and deed of Frank G. Hughes.

Witness my hand and seal this 31st day of August, 1998.

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
Notary Public



1105 09/15 0101 03CHECK 532.63

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

RECEIVED OF _____

FOR _____

BOOK 11113 PAGE 445

| | | |
|---|---|---|
| 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 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 532.63
CHECK 532.63

09/15/98 01 14:27 0001 1105

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0488157
IDENTIF. & REFERENCE

98 SEP 15 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1346489