Realty 48

BOOK 11132 PAGE 910

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

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

Notary Public

My Commission Expires: May 16, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Durkovic (NAME)	MMS Mortgage Services, LTD (NAME)	172-12-0-A
109 Woodfield Court (ADDRESS)	28411 Northwestern Hwy. (ADDRESS)	111.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Southfield, MI 48034 (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, Kevin L. Spain and wife, Sharon L. Spain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Durkovic and wife, Laura C. Durkovic

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, TN, being Lot No. 350 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, Page 6 and amended in Book 7900, Pages 387 & 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin L. Spain and wife, Sharon L. Spain by deed from Paula J. Harasimowicz Haley and husband, Robin Haley of record in Book 9835, Page 490, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170 and Book 8634, Page 799; By-laws in Book 8071, Page 531; Storm Water Detention Agreement in Book 8497, Page 458; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304 and Book 9779, Page 672; Deeds of Conveyance in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

0493838

IDENTIF. & REFERENCE

98 SEP 30 AM 9:55

R.L. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 109 Woodfield Court, Nashville, TN 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 September 19 98

Kevin L. Spain

Sharon L. Spain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11132 PAGE 911

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin L. Spain and wife, Sharon L. Spain

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 Brentwood, Tennessee, this 28th day of September, 19 98

Commission expires May 16, 1999

Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 5-16-99

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a 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

7140 09/30 0101 03CHECK

662-20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11132 PAGE 912

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	176000.00
			CON TX	651.20
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	662.20
			CHECK	662.20

09/30/98 01 09:56 0001 7140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493838
IDENTIF. & REFERENCE

98 SEP 30 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

No. 1352448