Realty 48A

# WARRANTY DEED

BOOK 11137 PAGE 153

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 98

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: ~~October 26, 1998~~ November 27, 1999

(AFFIX SEAL)

NOTARY PUBLIC
CHARLES A. SULLIVAN
DAVIDSON COUNTY
My Commission Expires NOV. 27, 1999

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James C. Straka | Owner | 142-09-D-145 |
| (NAME) | (NAME) | |
| 1101 General George Patton Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, Elisabeth S. Dietrich and husband, J. Allen Dietrich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Straka and Betty S. Covington

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 Unit No. 1101, together with Carport 1101-C on the Plan of River Plantation, Section 6, Phase I, of record in Book 6200, Page 359 and 360, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Allen Dietrich by deed from Ann Caldwell Ewen, unmarried of record in Book 6837, Page 886, Register's Office for Davidson County, TN. J. Allen Dietrich conveyed subject property to Elisabeth S. Dietrich by quitclaim deed of record in Book 10404, Page 513, said Regsiter's Office.

Subject to Master Deed in Book 5794, Page 526; By-laws in Book 5794, Page 539; Easement in Book 2277, Page 619 and Book 3028, Page 605; and all matters shown on the plan of record.

98 OCT -1 PM 3:30
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0494828
IDENTIF. & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 1101 General George Patton Road, Nashville, TN 37221
(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 30th day of September 19 98

Elisabeth S. Dietrich

J. Allen Dietrich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elisabeth S. Dietrich and husband, J. Allen Dietrich

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 30th day of September 19 98.

Commission expires October 26, 1998

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

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

8175 10/01 0101 03CHECK 528.63

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11137 PAGE 155

| | | |
|---|---|---|
| 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 8.00
CFEE 2.00
TOTAL 528.63
CHECK 528.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8201 8175

0494828
IDENTIF. # REFERENCE

98 OCT -1 PM 3:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353465