FIRST TITLE & ESCROW COMPANY, INC.
FILE BOX 9-B
#15926

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THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner: **John F. Ponthie and Sharlot M. Ponthie** **667 Brook Hollow Road** **Nashville, Tennessee 37205**
Send Tax Bills To: National Bank of Commerce 7770 Poplar Avenue, Ste. 103 Germantown, Tennessee 38138
Street Address of Subject Property: — **Map-Parcel No:** **667 Brook Hollow Road** — **Map 115-07** **Nashville, Tennessee 37205** — **Parcel 80.00**

FOR AND IN CONSIDERATION 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 LEE PONCHILLIA. AND WIFE, TINA MARIE PONCHILLIA,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOHN F. PONTHIE AND WIFE, SHARLOT M. PONTHIE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Re-Subdivision of Lot 324, West Meade Farms, Section "Z", of record in Book 5190, page 739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Lee Ponchillia and wife, Tina Marie Ponchillia by deed from Walter M. Hunter, III and wife, Stephanie Platte Wilson Hunter, of record in Book 10561, page 325, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 5190, page 739, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 2298, apge 563, said Register's Office.

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, 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 hands this 28th day of September, 1998.

JEFFREY LEE PONCHILLIA

TINA MARIE PONCHILLIA

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 28th day of September, 1998, before me personally appeared Jeffrey Lee Ponchillia and wife, Tina Marie Ponchillia to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $225,565.00.

Michelle Stringer
Affiant

Subscribed and sworn to before me, this the 28th day of September, 1998.

Beth M. Brock
NOTARY PUBLIC

My commission expires: 6-27-2001

0495132
IDENTIF. ↑ REFERENCE

98 OCT -2 AM 10:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8502 10/02 0101 03CHECK 849.

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	
				225565.00
			CON TX	834.59
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	849.59
			CHECK	849.59
		10/02/98	01	10:08 0001 8502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495132
IDENTIF. # REFERENCE

98 OCT -2 AM 10:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353786