BOOK 11167 PAGE 967 BOX 43

WARRANTY DEED

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Edwin A. Muniz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND OCTOBER, 1998.

Shelly A Gardner
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin A. Muniz	Mortgage Portfolio Services, Inc.	91-5-262
(NAME)	(NAME)	
608 Nashua Lane	5520 LBJ Freeway	058DA62241
(ADDRESS)	(ADDRESS)	
Nashville, TN37209	Dallas, TX 75240	
(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, THE MARHCETTI COMPANY, A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin A. Muniz, an unmarried person Ivan D. Gonzales, an unmarried person, 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. 2 on the Plan of Brookewood, Phase One, of record in Book 8250, Page 675, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to The Marchetti Company, A Tennessee Corporation by deed from Kevin McGinn and wife, Cynthia McGinn of record in Book 10997, Page 290 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easement of record.

unimproved ☐
This is improved ☒ property, known as 608 Nashua Lane, Nashville, TN 37209
(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 my/our hand(s) this 22nd day of October, 1998.

The Marchetti Company
By: M. V. Marchetti
Michael V. Marchetti, President

98 OCT 23 PM 3:51
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05033278

STATE OF TENNESSEE

BOOK 11167 PAGE 968

COUNTY OF DAVIDSON

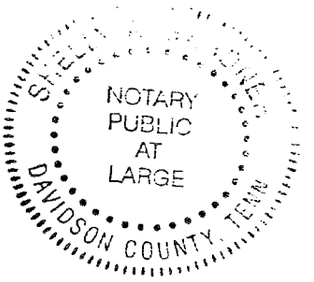
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael V. Marchetti, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of The Marchetti Company, a Tennessee Corporation, the within named bargainor, and corporation, and that he as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by said Michael V. Marchetti as such President.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of October, 1998.

Commission expires: May 26, 2002

Shelly A Gardner

Shelly A. Gardner Notary Public



My Commission Expires MAY 26, 2002

7160 10/23 0101 03CHECK 340.30

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

RECEIVED OF _____

FOR _____

BOOK 11167 PAGE 969

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 340.30
CHECK 340.30

10/23/98 01 15:53 0001 7160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

0503278
IDENTIF. & REFERENCE

98 OCT 23 PM 3:51

BILL CARNELL REGISTER
DAVIDSON COUNTY, TN.

No. 1362352