B015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Dorothy T. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 1998.

Carolyn M. Pearl
Notary Public

MY COMMISSION EXPIRES: 1-24-99

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy T. Roberts (NAME)	Same (NAME)	64-11-O-A-76.00 CO
302 South Cameron Court (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37076 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN 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,

Martin Fugardi and wife, JoAnna Fugardi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy T. Roberts, 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:

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. 76 on the Plan of Caleb Chase of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Martin Fugardi and wife, JoAnna Fugardi, by deed from Norma L. White Spear and Robert H. Spear, Jr., Trustees of the Norma L. Spear Trust, dated December 17, 1996, recorded December 27, 1996, of record in Book 10302, page 433, Register's Office for Davidson County, Tennessee.

Subject to easements, building setback lines and certain restrictions of record in Plat Book 6250, page 821 and 822, Register's Office for Davidson County, Tennessee.

Taxes for 1998 will be prorated at the time of closing.

This is unimproved ( )
improved (x) property, known as 302 South Cameron Court (House Number/Street) Old Hickory (City/Town) TN (State) 37076 (Postal Code)

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, this 30th day of October, 1998.

MARTIN FUGARDI

JOANNA FUGARDI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martin Fugardi and wife, JoAnna Fugardi** 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, TN**, this **30th day of October, 1998**.

STATE OF TENNESSEE CAROLYN M. READ NOTARY PUBLIC AT LARGE

Carolyn M. Read Notary Public

Commission Expires: 7-24-99

0506722
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 1:29
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

0795 11/02 0101 03CHECK 525.30

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	139000.00
			CON TX	514.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	525.30
			CHECK	525.30

11/02/98 01 13:29 0001 0795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506722
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 1:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1365950