WARRANTY DEED

MARILYN K FISHER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

SR1298-670L

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 98

Marilyn K Fisher
Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

Wad

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Diwan (NAME)	GMAC MORTGAGE CORPORATION (NAME)	MAP 162-5
312 Townes Drive (ADDRESS)	8360 Old York Road (ADDRESS)	PARCEL 253
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Elkins Park, PA 19117-1590 (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, Ruth Cates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Diwan and Barbara Diwan, husband and wife

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:

BEING all of Lot No. 122, Hickory Valley, Section 3, as shown by plat and survey of record in Plat Book 4460, page 86, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY conveyed to Ruth Cates by quitclaim deed from Richard L. Cates and wife, Ruth Cates of record in Book 9214, page 619, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 312 Townes Drive, Nashville, Tennessee 37211.

98 DEC 29 AM 11:02
REGISTER
DAVIDSON COUNTY, TN.

0529729
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 312 Townes Drive, Nashville, Tennessee 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 my hand this 21st day of December 19 98

Ruth Cates
Ruth Cates

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Cates

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained Witness my hand and official seal at Smyrna, Tennessee, this 21st day of December 19 98.

Commission expires August 20, 2000

Marilyn K Fisher
Notary Public

MARILYN K FISHER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

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 _____ is 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

5297 12/29 0101 03PMED 33F.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11269 PAGE 489

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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

CHRT	[illegible]
[illegible]	31.50
[illegible]	1.00
[illegible]	8.00
[illegible]	1.00
TOTAL	39.50
[illegible]	39.50

12/29/98 01 [illegible] POST

0529729
IDENTIF. & REFERENCE

98 DEC 29 AM 11:02

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406811