98-12-72-Q

File Box 19B

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

PASTOR L. VICENTE
Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 24, 19[illegible]
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PASTOR L. VICENTE (NAME) | FIRST AMERICAN NATIONAL BANK (NAME) | MAP 052-05 |
| 426 KC Court (ADDRESS) | FIRST AMERICAN CENTER (ADDRESS) | PARCEL 276 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37237 (CITY) (STATE) (ZIP) | F.B.#: 11D-95167 |

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, MONTAGUE PROPERTIES, L.L.C., A TN LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PASTOR L. VICENTE AND WIFE, ELENA A. VICENTE

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. 3 on the Final Plat of the Resubdivision of Lots 4-8 on the Plat of Section 2 of the Resubdivision of The Reserve Parcel, Montague Subdivision of record in Plat Book 9700, Page 372, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Montague Properties, L.L.C., a Tennessee Limited Liability Company, by Deed from The MR Foundation of Tennessee, Inc., formerly being Knights of Columbus Mental Retardation of Tennessee, Inc., of record in Book 10384, Page 960, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 426 KC Court, Madison, TN 37115
(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 30th day of December 1998

MONTAGUE PROPERTIES, L.L.C., A TN LIMITED LIABILITY COMPANY
By: Norman W. Ginsberg
NORMAN W. GINSBERG, CHIEF MANAGING MEM.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

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

Commission expires _____

_____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared NORMAN W. GINSBERG and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the CHIEF MANAGING MEM. and _____ respectively of the MONTAGUE PROPERTIES, L.L.C. the within named bargainor, and corporation, and that he as such CHIEF MANAGING MEM. 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 NORMAN W. GINSBERG as such CHIEF MANAGING MEM.; and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 30th day of December 19 98.

My commission expires July 24, 1999

_____
Notary Public

SCOTT E. NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0531466

IDENTIF. ⇒ REFERENCE

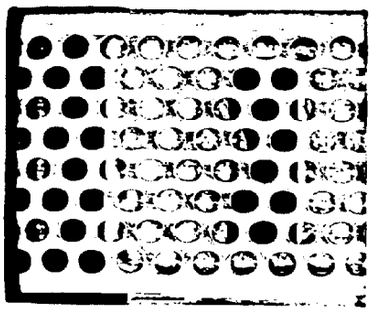
98 DEC 31 PM 1:45

[illegible] REGISTER
DAVIDSON COUNTY, TN.



7163 12/31 0101 03CHECK 32.00

DCTN01WC



**OFFICIAL RECEIPT**
**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

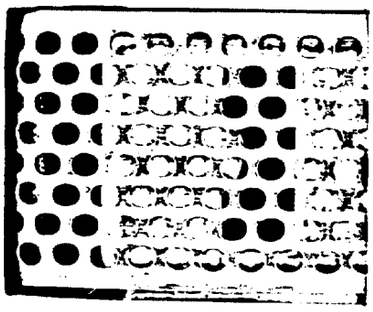
BOOK 11276 PAGE 761

| | | | | | |
|---|---|---|---|---|---|
| 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 | |

RECORDER'S MEMO
LEGIBILITY OF WRITING, PRINTING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

| | |
|---|---|
| CONST | 3500.00 |
| CONV TX | 330.63 |
| PRFEE | 1.00 |
| MISCEED | 5.00 |
| CFEE | 2.00 |
| TOTAL | 343.63 |
| CHECK | 343.63 |

12/31/98 01 13:43 0001 7163



05314 66
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 1:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1404469