#16222

BOOK 11368 PG. 133

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BK 1808 PG 301

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KRISTY N. FRAZIER	SOUTHTRUST MORTGAGE CORPORATION	MAP 6F
(NAME)	(NAME)	
2742 Rock Wall Road	100 Brookwood Place, Ste. 300	GROUP B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Birmingham, Alabama 35209	PARCEL 8.00
(CITY) (STATE) (P. O. 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, MICHAEL J. PAGNANI AND WIFE, KELLY J. PAGNANI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KRISTY N. FRAZIER , MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Williamson and Davidson Counties, Tennessee, being Lot No. 210 on the Plan of Horseshoe Bend Phase II B, as of record in Plat Book 13, page 90, Register's Office for Williamson County, Tennessee and in Plat Book 6200, page 918, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Pagnani and spouse, Kelly J. Pagnani by deed from Harold C. Hassall and spouse, Kelly C. Hassall of record in Book 1177, page 183, Register's Office for Williamson County, Tennessee, and in Book 9287, page 30, Register's Officr for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restricions of record in Book 583, page 415, amended in Book 625, page 963, Book 583, page 894, re-recorded in Book 584, page 891, amended and restated in Book 697, page 256, amended in Book 825, page 4, Book 1275, page 68, Book 9618, page 414, and Book 1729, page 512, Register's Office for Williamson County, Tennessee, and also recorded in Book 7374, page 956, amended in Book 8003, page 507, Book 8345, page910, and Book 11131, page 676, Register's Office for Davidson County, Tennessee; (3) Easements of record in Book 99, pages 421 and 572, Book 111, page 535, Book 158, page 270, Book 786, pages 79 and 83, and Book 9216, page 452, Register's Office for Williamson County, Tennessee; (4) Dedication of common area of record in Book 1107, page 767, Register's Office for Williamson County, Tennessee, and also recorded in Book 827, page 882, and book 8017, page 263, Register's Office for Davidson County, Tennessee; (5) Charter of record in Book 701, page 62, amended in Book 858, page 70, Register's Office for Williamson County, Tennessee and also recorded in Book 7397, page 667, Book 7873, page 701, Register's Office for Davidson County, Tennessee; (6) Agreement of record in Book 590, page 760, Register's Office for Williamson County, Tennessee; (7) Assignment of developer's rights of record in Book 1191, page 78, Register's Office for Williamson County, Tennessee; and (8) All matters appearing on the Plan of record in Plat Book 13, page 90, Register's Office for Williamson County, Tennessee and Plat Book 6200, page 910, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 2742 Rock Wall Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of February, 1999

MICHAEL J. PAGNANI

KELLY J. PAGNANI

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK 1808 PG 302

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. PAGNANI AND WIFE, KELLY J. PAGNANI

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of February, 19 99.

My commission expires 9/18/99 Notary Public

STATE OF
COUNTY OF

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

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

055617
IDENTIF. ← REFERENCE
99 MAR -4 PM 1:44
REGISTER
COUNTY, TN.

State of Tennessee, County of WILLIAMSON
Received for record the 03 day of
MARCH 1999 at 10:00 AM. (REC# 311557)
Recorded in official records
Book 1808 Pages 301- 302
Notebook 61 Page 385
State Tax $ 1258.00 Clerks Fee $ 1.00,
Recordins $ 10.00, Total $ 1269.00,
Register of Deeds SADIE WADE
Deputy Register DARLENE ELEY

3742 03/04 0101 03CHECK 10.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Kristy N. Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 1999

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MICHAEL J. PAGNANI AND WIFE,
KELLY J. PAGNANI

TO

KRISTY N. FRAZIER, MARRIED

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

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926