WARRANTY DEED

BOOK 11386 PG. 989

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Pecora (NAME)	Guaranty Trust Company (NAME)	MAP 147-2,
429 Coventry Drive (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL #152
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (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~~ I, Meriam J. Brown Shremmer, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James V. Pecora, married

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. 165 on the Plan of Abbay Hall, Section II, as of record in Book 2331, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Meriam J. Brown, unmarried, by deed from Dayle A. Savage, unmarried, of record in Book 9210, Page 865, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

LAWRENCE A. SCHREMMER, spouse of the above named Meriam J. Brown Schremmer, joins in this conveyance for the purposes of releasing any and all rights he may have in and to the above described property, especially his marital rights.

0056 1979

IDENTIF. ↑ REFERENCE

99 MAR 16 PM 2:12

RECEIVED IN REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 429 Coventry Drive, Nashville, TN 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~~ our hand ~~s~~ this 15th day of March 19 99

Meriam J. Brown Schremmer

Meriam J. Brown Schremmer

Lawrence A. Schremmer

BOOK 1138C PG. 990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meriam J. Brown Schremmer, married and husband, Lawrence A. Schremmer

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he/ * executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 19 99.

Commission expires April 22, 2001

Notary Public

* they

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 _____ to be 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

Warranty Deed from Meriam J. Brown Schremmer, to James V. Pecora.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

9515 03/16 0101 02:04:03 CHECK

4882.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11386 PG. 991

056|979

IDENTIF. & REFERENCE

99 MAR 16 PM 2:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	127500.00
CON TX	471.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	482.75
CHECK	482.75

03/16/99 01 14:11 0001 9515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438640

3-16-99
VOID

BOOK 11386 PG. 992

BOOK 11386 PG. 993

BOOK 11386 PG. 994

BOOK 11386 PG. 995

BOOK 11386 PG. 996

BOOK 11386 PG. 997

BOOK 11386 PG. 998

BOOK 11386 PG. 999