WARRANTY DEED

SD0399-095C

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

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
Earl R. Dworak	Earl R. Dworak	MAP 62-5
(NAME)	(NAME)	
2413 Pennington Bend Road	2411 Pennington Bend Road	PARCEL 38
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37214	
(CITY) (STATE) (ZIP)	(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, Ed Jeffrey and John Bugis, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl R. Dworak and wife, Katheryn E. Dworak

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 Nos. 72 and 73 Riverview Subdivision, as shown by plat and survey of record in Plat Book 547, page 93, 94 and 95, 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 Ed Jeffrey and John Bugis by deed from Doyle Finch of record in Book 8797, page 832, 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: 2413 Pennington Bend Road, Nashville, Tennessee 37214.

99 MAR 22 AM 9:04
RUTHERFORD COUNTY REGISTER
RUTHERFORD COUNTY, TN.

IDENTIF. # REFERENCE
056371?

unimproved (X)
This is improved ( ) property, known as 2413 Pennington Bend Road, Nashville, Tennessee 37214
(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 our hand s this 15th day of March, 19 99

Ed Jeffrey
By: Ed Jeffrey by Sherry Loller Attorney-in-fact
Sherry Loller, Attorney-in-fact

John Bugis
John Bugis

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

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

Commission expires May 27, 2001

Crystal R Durham
Notary Public

CRYSTAL R. DURHAM NOTARY AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 15th day of March, 1999, before me personally appeared Sherry Loller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ed F. Jeffrey A/K/A Ed Jeffrey and who acknowledged that she executed the same as the free act and deed of the said Ed F. Jeffrey A/K/A Ed Jeffrey by virtue of that Power of Attorney, duly executed by the said Ed F. Jeffrey A/K/A Ed Jeffrey and appearing of record in Trust Deed Book 11392, page 26, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 15th day of March, 1999.

Crystal R Durham
Notary Public

My Commission Expires: May 27, 2001

CRYSTAL R. DURHAM NOTARY AT LARGE RUTHERFORD COUNTY, TN

1376 03/22 0101 03CHECK 140.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11393 PG. 35

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

0563719
IDENTIF. & REFERENCE

99MAR22 AM 9:04

REGISTER
DAVIDSON COUNTY, TN.

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	140.50
CHECK	140.50

03/22/99 01 09:04 0001 1376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440478