BOOK 11432 PG. 803

PREPARED BY ~~(AND RETURN TO)~~:
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W & I Ref: (cmw) Title No: 40564
Dav. Co. File: Box 8

Rtt to:

Title Enterprises, LLC
214 Centerview Drive
Suite 247
Brentwood, TN 37027

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Janet Carrere 4416 Stoneview Drive Antioch, TN 37013	North American Mortage Company 3883 Airway Drive Santa Rosa, CA 95403

TAX MAP-PARCEL NUMBERS: 165-13-A-82 02D 78508

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brad Alan Budyach and spouse, Bridget Y. Budyach,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Janet Carrere _____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 506 on the Plan of Peppertree Forest Section Eight of record in Book 7900, page 652, said Register's Office.

SAID Lot No. 506 fronts 48.16 feet on the broken westerly margin of Stoneview Drive and extends back 126.87 feet on the northerly line and 122.58 feet on the southerly line to a broken line in the rear, measuring 65.05 feet thereon.

BEING the same property conveyed to Brad Alan Budyach and Bridget Y. Budyach, husband and wife, by deed from Stanley F. Trevathan and Mandy J. Trevathan, husband and wife, of record in Book 10012, page 122, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

2749 04/15 0101 03CHECK 417.63

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 652, said Register's Office, which Plan shows a 20 foot minimum building setback line from Stoneview Drive, together with additional setback designations and 10 foot easement for public utility and drainage purposes along the broken rear line(s) and two 2.5 X 25 foot utility anchor easements located on the northerly and southerly front corners of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8757, page 607, Book 9157, page 711 and Book 8757, page 623, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4416 Stoneview Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on February 26, 19 99.

X Brad Alan Budyach
Brad Alan Budyach

X Bridget Y. Budyach
Bridget Y. Budyach

State of Texas
County of Bexar

On February 26, 19 99, before me the undersigned authority, personally appeared Brad Alan Budyach and Bridget Y. Budyach, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X Lynne H. Gardner
Notary Public

My Commission Expires: 9/18/2000

LYNNE H. GARDNER
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 18, 2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 109,900.00

Affiant

Sworn and subscribed before me on March 31, 19 99.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
Commission exp 8-19-2001

99 APR 15 AM 9:47
BILL GARDNER, REGISTER
DAVIDSON COUNTY, TN
State Deed Tax QDoc

05/14458
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11432 PG. 805

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

058 IDENTIFICATION & REFERENCE

99 APR 15 AM 9:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

04/15/99 01 09:49 0001 2749

CAMT	109900.00
CON TX	406.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	417.63
CHECK	417.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451720