U5923447

99 MAY 27 PM 4:14

REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

mad

This Instrument Prepared By:
John R. Bradley & Associates
311 East Main, Suite 3
Hendersonville, Tennessee 37075

Send Tax Bill To
New Property Owner:
Stephen D. Janawsky
2545 SPRINGHILL DR.
GRAPEVINE, TX 76051

Tax Map-Parcel: 64-3-B-93

BOOK 11498 PG. 237

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN H. FRIEDMANN** and wife, **MIGNON FRIEDMANN**, as Grantors, have this day bargained and sold, and do hereby transfer and convey unto **STEPHEN D. JANAWSKY** and wife, **SEBRINA LANE-JANAWSKY**, as Grantees, their heirs and assigns, forever, a certain tract of land, described as follows:

> Being Lot No. 195, Phase Six, Section One, Brandywine Pointe, as of record in Book 7900, Page 805, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> BEING the same property conveyed to John H. Friedmann and wife, Mignon Friedmann, by deed of record in Deed Book 10116, Page 776, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the Declaration of Covenants, Conditions, and Restrictions of record in Book 9485 Page 885, Register's Office, Davidson County, Tennessee, and to all matters shown on the Plan of Phase Six, Section One, Brandywine Point, as of record in Book 7900, Page 805, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said Grantees, their heirs and assigns, forever.

WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all visible easements, all easements of record, restrictive covenants and setback lines of record, 1999 real estate taxes, and the title to said property we will forever warrant and defend against the claims and demands of all persons whomsoever.

THIS IS UNIMPROVED PROPERTY WITH THE ADDRESS OF 1152 SAFETY HARBOR COVE, OLD HICKORY, TENNESSEE 37138.

IN TESTIMONY WHEREOF, we hereunto set our hands this the 15 day of March, 1999.

GRANTORS:

JOHN H. FRIEDMANN

MIGNON FRIEDMANN

STATE OF TENNESSEE
COUNTY OF SUMNER

1755 05/27 0101 03CHECK 872.17

PERSONALLY appeared before me, John R. Bradley, a Notary Public in and for said State and County, **MIGNON FRIEDMANN**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 7/21/02

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, John R Bradley, a Notary Public in and for said State and County, **JOHN H. FRIEDMANN**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 7/21/02.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 232,750 OR

AFFIANT

Subscribed and sworn to before me this the 15th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 7/21/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11498 PG. 239

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

0592347

IDENTIFICATION REFERENCE

99 MAY 27 PM 4:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			232750.00
		CON TX	861.17
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	872.17
		CHECK	872.17
05/27/99	01	16:17	0001 1755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466325