WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 10/9/2001 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE WANDA F. NOKES DAVIDSON COUNTY, TENN. My Commission Expires 10-9-2001

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan Jerome Pone	North American Mortgage Company	150-9A-22.00CO
(NAME)	(NAME)	
3308 Calais Circle	3883 Airway Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Santa Rosa, CA 95403	
(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, Steven G. Rivera and wife, Laura C. Rivera, f/k/a Laura C. Jerrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ivan Jerome Pone and wife, Monica Rochelle Pone

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. 176 on the Plan of Forest View Park, Section VII, of record in Book 6900, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Steven G. Rivera and wife, Laura C. Rivera, by deed from Michael G. Spicer and wife, Cynthia S. Spicer, of record in Book 9507, page 391, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions and By-Laws of record in Book 7079, page 472, and Book 7235, page 411; Easements of record in Book 437, page 21, Book 2244, page 13, Book 3463, page 126, Book 3852, page 679, and Book 4607, page 424; Deed of record in Book 8083, page 807; Plan of record in Book 6900, page 162; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3308 Calais Circle, Antioch, TN 37013
(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 28th day of May 19 99

Steven G. Rivera

Steven G. Rivera

Laura C. Rivera

Laura C. Rivera

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 Steven G. Rivera and wife, Laura C. Rivera, f/k/a Laura C. Jerrell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of May 19 99.

Commission expires 10/9/2001

WANDA F. NOKES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires 10-9-2001

Notary Public

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

05964422
IDENTIFICATION REFERENCE
99 JUN 7 PM 1:17
DAVIDSON COUNTY, TN.
MAIL ENV.
0053 06/07 0101 03CHECK 442.98

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11515 PG. 145

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

0596422

INSTRUMENT # REFERENCE

99 JUN -7 PM 1:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
116750.00
CON TX 431.98
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 442.98
CHECK 442.98

06/07/99 01 13:20 0001 6053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470547