Realty 424

This instrument prepared by:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

BOOK 11531 PG. 204

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul B. Zanaboni	NationsBanc Mortgage Corporation	
704 Postal Court (NAME)	1201 Main Street, (NAME) 9th Floor	Field Book No. 06D 77505,
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRESS) Dallas, TX 75202	Map 171-08-A, Parcel 99
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, John R. Crowder, Jr. and wife, Mary Lynn Crowder, have this day bargained and sold, and do hereby transfer and convey unto the said. Paul B. Zanaboni and wife, Ann M. Zanaboni *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:*

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Crowder, Jr. and wife, Mary Lynn Crowder, by deed from Radnor Homes, Inc. of record in Book 8715, page 365, Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $287,500.00
Subscribed and sworn to before me this the 14th *day of* June *19* 99
Affiant

My commission expires: _____
(Affix Seal)

Notary Public

ELIZABETH A. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires 1-29-2000

This is unimproved ( ) property, known as 704 Postal Court, Brentwood, TN 37027 *improved (x)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 30th *day of* April *, 19* 99 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John R. Crowder, Jr.

Mary Lynn Crowder

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

STATE OF Tennessee
COUNTY OF Williamson

BOOK 11531 PG. 205

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John R. Crowder, Jr. and wife, Mary Lynn Crowder, _, *the within named bargainor* _____, *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, TN, *this* 30 *day of* Apr. 1, *19*99.

Notary Public

My Commission Expires: 5-26-02

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ___ *day of* _____, *19*___.

Notary Public

My Commission Expires: _____

Encumbrances:

Taxes for 1998: A lien, now due and payable.

Restrictive Covenants contained in an instrument of record in Book 7138, page 365, and Book 7430, page 784, as amended in Book 7565, page 57, Book 7824, page 254, and Book 7897, page 576, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Declaration of Covenants, Conditions and Restrictions of record in Book 7637, page 925, as amended in Book 8313, page 932, and By-Laws in Book 10775, page 37, Register's Office for Davidson County, Tennessee.

Charter of record in Book 7621, page 600, in said Register's Office.

Storm Water Detention Agreement of record in Book 7350, page 137, in said Register's Office.

0600691

FOR REFERENCE

99 JUN 16 PM 3:30

REGISTER
DAVIDSON COUNTY, TN.

0691 06/16 0101 03CHECK 1074.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11531 PG. 206

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

0600691

IDENTIFICATION REFERENCE

99 JUN 16 PM 3:30

REGISTER
DAVIDSON COUNTY, TN.

CAMT
287500.00
CON TX 1063.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1074.75
CHECK 1074.75

06/16/99 01 15:34 0001 0691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479290