RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX "7"

BOOK 11537 PAGE 319

**WARRANTY DEED**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: 5/27/2001

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| RONALD P. LUBOVICH ,JR. | SOUTHEASTERN MORTGAGE OF TN, INC. | |
| 5524 HILL COURT | 115 29TH AVE. SOUTH | 118-10-165.01 |
| NASHVILLE, TN 37220 | NASHVILLE, TN 37212 | |

FOR AND IN 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, **DAVID KATAHN,** UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD P. LUBOVICH,** JR. AND RONALD P. LUBOVICH, SR.

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** LOT NO. 46B ON THE PLAN OF RESUBDIVISION OF LOT NO. 46 OF MARENGO PARK, WOODMONT SECTION, OF RECORD IN BOOK 3106, PAGE 30, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE NORTHWESTERLY MARGIN OF WILBUR FOSTER DRIVE, AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT NO. 46-B; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT, NORTH 36 DEGREES 26' WEST 143.15 TO A POINT IN THE SOUTHERLY LINE OF LOT NO. 1 ON THE PLAN OF THE FIRST ADDITION TO WOODMONT BOULEVARD SECTION MARENGO PARK, OF RECORD IN BOOK 974, PAGE 83, THEN NORTH 62 DEGREES 32' EAST 120 FEET TO A CONCRETE MONUMENT IN THE SOUTH MARGIN OF WOODMONT BOULEVARD; THENCE WITH SAID BOULEVARD SOUTH 80 DEGREES 30' EAST 40 FEET TO THE NORTHWEST CORNER OF LOT 46-A; THENCE WITH THE LINE BETWEEN SAID LOT AND LOT 46B IN THE SOUTHWESTERLY DIRECTION 73.6 FEET TO A MONUMENT, CONTINUING WITH THE LINE BETWEEN SAID LOTS IN A SOUTHEASTERLY DIRECTION 82.2 FEET TO A POINT IN THE NORTHWESTERLY MARGIN OF WILBUR FOSTER DRIVE; THENCE WITH SAID DRIVE IN A SOUTHWESTERLY DIRECTION 69.9 FEET TO THE POINT OF BEGINNING.

**BEING** THE SAME PROPERTY CONVEYED TO DAVID KATAHN BY DEED FROM MARTIN KATAHN AND WIFE, ENID KATAHN OF RECORD IN BOOK 7087, PAGE 9, AND BY DEED FROM ELAINE SANDERS BUSH AND HUSBAND, MILTON T. BUSH, OF RECORD IN BOOK 6280, PAGE 855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X ) property, known as 3503 WILBUR PLACE, NASHVILLE, TENNESSEE 37204
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 MY hand this 17 th day of JUNE, 1999

X David Katahn
DAVID KATAHN

BOOK 11537 PAGE 320

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
**DAVID KATAHN**
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 Nashville, Tennessee., this 17th day of June 1999.

My Commission Expires: 5/26/02 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of JUNE, 19 99, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____
as _____ Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the th day of June, 19 99.

My commission expires:_____ _____
Notary Public

060502498
IDENTIFICATION REFERENCE
99 JUN 22 AM 8:58
RECORDED
MAIL ENV.
2609 06/22 0101 03CHECK 414.30

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11537 PAGE 321

| | | |
|---|---|---|
| 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 |

0602498

IDENTIFICATION REFERENCE

99 JUN 22 AM 8:58

CAMT
109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 414.30
CHECK 414.30

06/22/99 01 09:02 0001 2609

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1481156