This instrument was prepared by:
Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee

40-A

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$133,000.00
affiant
Subscribed and sworn to before me, this the 24th day of June, 1999.
My Commission Expires 4/18/99

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WARRANTY DEED

Address of New Owner:
David Nance
3417 Meadowlake Terrace
Nashville, TN 37217

Send Tax Bills To:
New Owners

Map & Parcel:
136-10-035

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Thomas R. Mastalerz, Susan Bridges, and William J. Mastalerz as Co-Trustees for the Mastalerz Family Revocable Living Trust Agreement** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Nance and wife, Melissa Nance** 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. 488 on the Plan of Priest Lake Park- Section 7-A, which of record in Plat Book 5200, Page 109, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard S. Mastalerz and Dona M. Mastalerz, Trustees of the Mastalerz Family Revocable Living Trust Agreement as of record in Book 10053, Page 249, said Register's Office. The said Richard S. Mastalerz predeceased Dona M. Mastalerz. Dona M. Mastalerz having been deceased leaving Thomas R. Mastalerz, Susan Bridges, and William J. Mastalerz as Co-Trustees and beneficiaries of her estate, Reference Heirship Affidavit recorded simultaneously herewith.

Unimproved ( )
This is improved property (X) known as
3417 Meadowlake Terrace, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

99 JUN 29 PM 1:52
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. → REFERENCE
060536O
503.10 02CHECK 0101 06/29 08:25

Witness my/our hand(s) this the 25-12 day of June, 1999.

Thomas R. Mastalerz

William J. Mastalerz

Susan Bridges

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas R. Mastalerz, Susan Bridges, and William J. Mastalerz The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Trustees of the Mastalerz Family Revocable Living Trust , and that they as such Co-Trustees executed the within instrument for the purpose therin contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of June, 1999.

Notary Public

My Commission Expires:5/26/2002

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0605360
IDENTIF. ↑ REFERENCE

99 JUN 29 PM 1:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	133000.00
CON TX	492.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	503.10
CHECK	503.10

06/29/99 01 13:58 0001 5680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484152