Map 142 Group 14 Parcel 191

**This Instrument Was Prepared By:**
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
P. O. Box 1544
Franklin, TN 37065-1544
(615) 790-9678

Send Tax Bills To:
~~New Owner~~ Mortgagee
P.O. Box 9274
Marietta GA 30065

BOOK 11553 PAGE 555

New Owner:
James C. Plasko and wife,
Angela Plasko
112 Beech Bend Court
Nashville, TN 37221

Mortgagee:
Sunshine Mortgage Corporation

7530 07/01 0:51 CHECK 477.20

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Gary W. Crowe and wife, Janice S. Crowe, Grantors, have bargained and sold and by these presents do transfer and convey unto James C. Plasko and wife, Angela Plasko, Grantee, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

A certain tract of land located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 708 on the Plan of Harpeth Woods, Section Three, of record in Plat Book 5200 at page 270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary W. Crowe and wife, Janice S. Crowe by deed from James M. Yates, an unmarried person, of record in Book 6779, page 238, Register's Office of Davidson County, Tennessee.

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

AND WE DO COVENANT with the said Grantee that we are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) All matters shown on the plan of Harpeth Woods, Section Three, of record in Plat Book 5200, page 270, Register's Office of Davidson County, Tennessee. (2) Restrictive covenants of record in Book 5867, page 193 and Book 5882, page 261, Register's Office of Davidson County Tennessee. (3) 1999 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND WE DO FURTHER COVENANT and bind ourselves our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 30 day of June, 1999.

/Gary W Crowe
Gary W. Crowe

Janice S. Crowe
Janice S. Crowe

BY: /Gary W. Crowe
Gary W. Crowe, Attorney in Fact

0606627
IDENTIF. & REFERENCE

99 JUL -1 PM 3:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TN )
)
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public of said County, Gary W. Crowe the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 10.21.2002

STATE OF TN )
)
COUNTY OF Williamson )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary W. Crowe, Attorney-in- Fact for Janice S. Crowe, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument on behalf of Janice S. Crowe and who acknowledged that he executed the same as the free act and deed of Janice S. Crowe.

Witness my hand and seal, at office in Franklin, this 30th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 10.21.2002

STATE OF TN )
)
COUNTY OF Williamson )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Twenty Six Thousand Dollars ($126,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 10.21.2002

f:\work\data\p\plasko.doc

# OFFICIAL RECEIPT

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

7032 07/01 0101 03CHECK 467.20-

**RECEIVED OF** _____

**FOR** _____

VOID
CAMT
126000.00-
VOID
CON TX 466.20-
VOID
PRFEE 1.00-
TOTAL MISCELLANEOUS
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE 20-

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

CAMT 126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 477.20
CHECK 477.20
07/01/99 01 15:35 0001 7033

CAMT
126000.00
CON TX 466.20
PRFEE 1.00
BCFEE 16.00
TOTAL 483.20
CHECK 483.20
07/01/99 01 15:20 0001 7030

BOOK 11553 PAGE 557

99 JUL -1 PM 3:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0606627

IDENTIF. & REFERENCE

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

**No.** 1485471