This Instrument Prepared by J. Dougherty
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

MARR-00188

WARRANTY DEED

BOOK 11587 PG. 389

THIS INDENTURE, made this 26th day of March, A.D., 19 99, between MICHAEL R. SCAFFIDI and JENNIFER L. SCAFFIDI, husband and wife

Tennessee, First Parties, and

Latonya J. Oguzie and husband Uzoma Oguzie

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten And NO/100----------($) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of the final plat of Pinnacle Point Phase 3 of record in Plat Book 6900, page 392, Register's Office for said County, to which reference is made for a more complete description.

BEING the same premises which Charles R. Cresswell and wife Jennifer L. Cresswell, by Deed dated and recorded in Davidson County, Tennessee in Deed Book Volume 10602, Page 546 &c., granted and conveyed unto Michael R. Scaffidi and Jennifer L. Scaffidi, husband and wife, in fee.

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IDENTIF. ➔ REFERENCE
99 JUL 26 PM 12:50
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) M R Scaffidi (L.S.)
Michael R. Scaffidi

_____(L.S.) Jennifer L Scaffidi (L.S.)
Jennifer L. Scaffidi

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **MICHAEL R. SCAFFIDI and JENNIFER L. SCAFFIDI, husband and wife**, 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 office, in DAVIDSON County, this 26TH day of March 1999

J Kay Cassetty
Notary Public

My Commission expires _____

J. KAY CASSETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires Sept. 18, 1999

503.40

Map 135-14-0-A, Parcel 132.00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER LatonyaJ. Oguzie
ADDRESS 508 Black Mountain Ct
Antioch TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Resources, Inc
ADDRESS 401 BOA Dr Suite 400 Nashville TN 37217

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $132,000.00. Affiant Leslie Thompson.

Subscribed and sworn to before me this 26th day of March 1999.

Notary Public Elizabeth E Tuplet

Commission expires

ELIZABETH E. TUPLET NOTARY PUBLIC AT LARGE TENN.

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 135-14-A, PARCEL 132).

2. All matters as set forth on the Plan of record in Plat Book 6900, page 392, said Register's Office, which plan includes a 20-foot minimum building setback line from BLACK MOUNTAIN COURT; a 10-foot public utility and drainage easement along the REAR lot line; and a 5-foot public utility and drainage easement along the side lot lines.

3. Declaration Covenants, By-Laws, Conditions and Restrictions, of record in Deed Book 6405, Page 169, Book 7067, page 739, Book 7032, page 730 and 777, Register's Office for DAVIDSON COUNTY REGISTER County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11587 PG. 392

CHK

132000.00

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	COTX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MOTX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

TOTAL 468.40

CHECK 468.40

07/20/95 01 12:55 0001 0861

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IDENTIF. ↑ REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

132000.00

MTG TX 468.40

CFEE 1.00

TRUST 12.00

PRFE 2.00

TOTAL 483.40

CHECK 483.40

07/20/95 01 12:55 0001 0861

VOID

VOID 132000.00-

MTG TX 468.40-

VOID

TRUST 12.00-

CFEE 1.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/20/95 01 12:55 0001 0861

0861 07/20 CHECK 468.40-

No. 1495141