Box 52

BOOK 11607 PAGE 458

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF July 19 99.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Gargus	Franklin American Mortgage	172-15A-42
(NAME)	(NAME)	
805 Cobble Cove	214 Overlook Court, Ste. 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Matthew Levinsky and JoAnne Millazzo Levinsky, tenants by the entirety with the right of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Gargus and Shawn Molsberger

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, TN, being Lot No. 108 on the Plan of Holt Woods, Section Four, of record in Plat Book 9700, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Levinsky and JoAnne Milazzo, tenants by the entirety with the right of survivorship by deed from Claridge Builders Co., LLC of record in Book 10038, page 704, Register's Office for Davidson County, Tennessee.

JoAnne Millazzo and JoAnne Millazzo Levinsky are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument was executed by Matthew Levinsky and JoAnne Millazzo Levinsky by Matthew Levinsky as Attorney in Fact recorded on the plan of record in Book 9700, Page 9, Register's Office for said County, and all applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 805 Cobble Cove, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract orparcel 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 our hand s this 28th day of July 19 99

Matthew Levinsky

JoAnne Milazzo Levinsky by Matthew Levinsky as Attorney in Fact

08/05 0101 03CHECK
528.63

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Levinsky

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 Brentwood, Tennessee, this 28th day of July 19 99.

Commission expires 3/10/2003

Brenda R. Lehman
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Levinsky, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JoAnne Mil azzo Levinsky, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said JoAnne Mil azzo Levinsky. WITNESS my hand and official seal at Brentwood, Tennessee, July 28, 1999.

Brenda R. Lehman
Notary Public

My Commission Expires: 3/10/2003

0620713
IDENTIF. & REFERENCE

99 AUG -5 AM 10:08

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0620713

IDENTIF. # REFERENCE

99 AUG -5 AM 10:08

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	139900.00
CON TX	517.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	528.63
CHECK	528.63

08/05/99 01 10:14 0001 2236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500438