RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38151) FILE BOX "7"

BOOK 11611 PAGE 158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY 1999.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

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 NUMBERS
Tobias B. Moleski 1211 Shelby Avenue Nashville, TN 37206	FT Mortgage Companies D/B/A Sunbelt National Mortgage P.O. Box 80140 Atlanta, GA 30366	83-13-207 18W 6925

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,

W. DARIN HORNSBY AND WIFE, HEATHER HORNSBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TOBIAS B. MOLESKI AND WIFE, REBECCA A. MOLESKI

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. 190 on the Plan of East Edgefield Addition, as of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. Darin Hornsby, unmarried by Warranty Deed from James Wesley Wilson and wife, Stephanie L. Wilson of record in Book 10028, Page 884, said Register's Office.

Heather Hornsby, wife of W. Darin Hornsby joins in this Warranty Deed only for the purposes of conveying such marital rights, if any, in and to said property.

99 AUG -9 AM 10:07
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE
062174.6

Unimproved ( )
This is improved (X) property known as 1211 SHELBY AVENUE, NASHVILLE, TN 37206
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 our hand this 29TH day of July, 1999

W. Darin Hornsby by Cindy Evans, Attorney in Fact
W. DARIN HORNSBY BY CINDY EVANS, ATTORNEY IN FACT

Heather Hornsby by Cindy Evans, Attorney in Fact
HEATHER HORNSBY BY CINDY EVANS, ATTORNEY IN FACT

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
the bargainors 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 Nashville, Tennessee, this day of July, 1999.

Commission Expires:_____ _____
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 DAVIDSON

On this the 29th day of July, 1999, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of W. Darin Hornsby and wife, Heather Hornsby as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said W. Darin Hornsby and wife, Heather Hornsby.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1999.

ALAN L. SATURA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/28/2002 _____
Notary Public

My Commission Expires SEPT. 28, 2002

3336 08/09 0101 03CHECK 351.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11611 PAGE 160

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

0621746

IDENTIF. & REFERENCE

99 AUG -9 AM10:07

REGISTER
DAVIDSON COUNTY, TN.

CAMT	92000.00		
CON TX	340.40		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	351.40		
CHECK	351.40		

08/09/99 01 10:06 0001 3336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501523