# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF August, 19 99

Notary Public

MY COMMISSION EXPIRES: ~~April 22, 200~~ 11/27/99
(AFFIX SEAL)

BOOK 11616 PAGE 884

**THIS INSTRUMENT WAS PREPARED BY**

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David S. Freeman | Fifth Third Bank, Kentucky Inc. | MAP 118-10, |
| (NAME) | (NAME) | |
| 826 Pleasant Valley Road | 250 W. Main Street | PARCEL #105.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Lexington, KY 40507 | |
| (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~~ I, Jo Ann Nikolaiczyk, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. Freeman ~~and wife, Melissa E. Freeman~~, married DSF

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. 22 on the Map of Pleasant Valley, as of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

5279 08/12 0101 03CHECK 495.70

BEING the same property conveyed to Guy Maxwell Zuccarello and wife, Alma E. Zuccarello, by deed from Billy R. Taylor and wife, Jeannine T. Taylor, of record in Book 4191, Page 248, Register's Office for Davidson County, Tennessee. Subsequently, Guy Maxwell Zuccarello having predeceased Alma E. Zuccarello, as surviving tenant by the entirety. Alma E. Zuccarello having died testate and devised said property to Jo Ann Nikolaiczyk, by Will of record in Will Book 203, Page 379, Probate Court for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

NICK NIKOLAICZYK, spouse of the above named Jo Ann Nikolaiczyk, joins in this conveyance for the purposes of releasing any and all rights she may have in and to the above described property, especially her marital rights.

MAIL ENV 062354.5
IDENTIF. & REFERENCE
99 AUG 12 AM 10:22
LL GAINES REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 826 Pleasant Valley Road, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 ~~my~~ our hand s this 10th day of August, 19 99

Jo Ann Nikolaiczyk

Nick Nikolaiczyk

BOOK 11616 PAGE 885

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 Jo Ann Nikolaiczyk, married, and husband, Nick Nikolaiczyk

the bargainor s, 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 10th day of August, 19 99.

Commission expires April 22, 2001

Notary Public

LARRY NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

Warranty Deed from Jo Ann Nikolaiczyk, to David S. Freeman and wife, Melissa E. Freeman.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

# 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 |

BOOK 11616 PAGE 886

0623545

IDENTIF. ← REFERENCE

99 AUG 12 AM 10:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 131000.00 |
| CON TX | 484.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 495.70 |
| CHECK | 495.70 |

08/12/99 01 10:21 0001 5279

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

**No.** 1503446