FILE BOX-9B
First Title & Escrow Company, Inc.
#16717

BOOK 11624 PAGE 490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF August IN 99

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES J. SCHWARTZ	FIRST AMERICAN NATIONAL BANK	155-8-C-139CO
(NAME)	(NAME)	
1213 FORREST OAKS COURT	FIRST AMERICAN CENTER	09D-80385
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	NASHVILLE, TN 37237	
(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, MICHAEL J. NACARATO AND WIFE, BETTY J. NACARATO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES J. SCHWARTZ AND KATHLEEN SCHWARTZ, HUSBAND AND WIFE

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. 139, on the Plan of the Resubdivision of Lot Nos. 139 and 140, POPLAR CREEK, PHASE II, A PLANNED UNIT DEVELOPMENT, of record in Book 8250, page 152, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

**

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of POPLAR CREEK ESTATES, PHASE II, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9472, page 824 and Charter of record in Book 7120, page 125; Register's Office for DAVIDSON County, Tennessee.

This instrument is executed on behalf of MICHAEL J. NACARATO AND WIFE, BETTY J. NACARATO, by JOSEPH R. NACARATO, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

** Being the same property conveyed to Michael J. Nacarato and wife, Betty J. Nacarato by deed from William C. Demetree and wife, Lee Chira of record in Book 9117,page 266, corrected in Book 11624, page 486, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1213 FORREST OAKS COURT, NASHVILLE, TN 37221
(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 our hand s this 12th day of August 19 99

MICHAEL J. NACARATO
By: Michael J. Nacarato by JR Nacarato
JOSEPH R. NACARATO, ATTORNEY-IN-FACT

BETTY J. NACARATO
By: Betty J. Nacarato by JR Nacarato
JOSEPH R. NACARATO, 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 JOSEPH R. NACARATO, 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 on behalf of MICHAEL J. NACARATO AND WIFE, BETTY J. NACARATO, as their Attorney-in-Fact, as the free act and deed of the within named MICHAEL J. NACARATO AND WIFE, BETTY J. NACARATO.

WITNESS my hand and official seal at Nashville, Tennessee, this 12TH day of AUGUST, 1999.

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/27/2001

0625777

IDENTIF. ▲ REFERENCE

99 AUG 18 PM 1:23

REGISTER
DAVIDSON COUNTY, TN.

7650 08/18 0101 02CHECK 726.95

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

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0625777

IDENTIF. & REFERENCE

99 AUG 18 PM 1:24

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			193500.00
		CON TX	715.95
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	726.95
		CHECK	726.95
08/18/99	01	13:24	0001 7650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507888