BOOK 11644 PG. 744

FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

John K Balchik
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 99

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: ~~January 26, 2002~~ 3/24/01
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John K. Balchik | Bank of America, N.A. | MAP 33-16 |
| (NAME) | (NAME) | |
| 1113 Graycroft Avenue | 2059 Northlake Parkway | PARCEL 232 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Tucker, GA 30084 | |
| (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, Stephen J. Antonelli and wife, Jennifer L. Antonelli

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John K. Balchik, unmarried

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:

BEING Lot No. 3A, Zone Lot Division of Lots 1, 2, & 3, on the Final Plat of Section 4, Primrose Meadows, of record in Plat Book 6250, Page 884, amending Book 6200, Page 218, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen J. Antonelli and wife, Jennifer L. Antonelli by deed from Lloyd H. Brown and wife, Bertha R. Brown, of record in Book 10001, Page 693, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250, Page 884, Register's Office for said County.

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

99 SEP -1 PM 2:10
ALL TRANSACTIONS REGISTERED
DAVIDSON COUNTY, TN.

06311199
DEED & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 1113 Graycroft Avenue, Madison, TN 37115
(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 this 27th day of August 19 99

Stephen J. Antonelli

Jennifer L. Antonelli

3/24/01 0101 02CHECK 295-90

BOOK 11644 PG. 745
FILE BOX 45

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 Stephen J. Antonelli and wife, Jennifer L. Antonelli

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 27th day of August 19 98.

Commission expires ~~January 26, 2002~~ 3/24/01

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

# 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 |

0631199

IDENTIFICATION REFERENCE

99 SEP -1 PM 2:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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| | |
|---|---|
| CAMT | 77000.00 |
| CON TX | 284.90 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 295.90 |
| CHECK | 295.90 |

09/01/99 01 14:10 0001 3500

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

**No.** 1511546