# WARRANTY DEED

RECORD AND RETURN TO:
Saturn & Mazer Title Services, Inc.
File Box "7"
SP 38286

BOOK 11676 PAGE 166

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] DAY OF [illegible]

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER'S AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Charles A. Merritt III | PHH Mortgage Services Corporation | MAP 130 J |
| (NAME) | (NAME) | |
| 4421 Iroquois Avenue | 3000 Leadenhall Rd. | PARCEL 154 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Mt. Laurel, NJ 08054 | |
| (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 M. Petrin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Merritt, and wife, Lorianne B. Merritt

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 the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, situated on the south side of Iroquois Place between Belle Meade Boulevard and Jackson Boulevard and being part of Lot No. 3 in the Plan of Subdivision of Lots No. 12 and 46 and parts of Lots No. 10-44B and 47 in Belle Meade Plan No. 2 of record in Book 421, page 55, Register's Office for Davidson County, Tennessee, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2 of record in Book 421, page 51, said Register's Office and described as follows:

Beginning on the south side of Iroquois Place at a point 61.84 feet east of the line between Lots No. 2 and 3 on the said first mentioned plan; thence at right angles southwardly and parallel with the line between said Lots No. 2 and 3,217 feet to a dead line; thence at right angles eastwardly along said dead line 100 feet to a point; thence at right angles northwardly and in a line which is 13.16 feet west of the line between Lots No. 3 and 4 on said first mentioned plan 217 feet to the south margin of Iroquois Place; thence with said margin westwardly 100 feet to the beginning.

Being the same property conveyed to Matthew M. Petrin by deed from Steven C. Rollins and spouse, Molly B. Rollins, of record in Book 11024, page 541, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 4421 Iroquois Avenue, Nashville, Tennessee 37205
(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 hand this 17th day of September 1999

Matthew M. Petrin

09/27 0101 03CHECK 1620.50

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 Matthew M. Petersen, unmarried

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 Nashville, Tennessee, this 27th day of September, 1999.

ALAN SATURN
NOTARY PUBLIC

Commission expires 9/28/2002

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 _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The above description is the same as that of the previous deed.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 51 and Book 421, page 55, said Register's Office.



0639674
PEN NO. OR REFERENCE
99 SEP 27 AM 10:43
GARRETT REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11676 PAGE 168

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0639674

REFERENCE

99 SEP 27 AM 10:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 435000.00 |
| CON TX | 1609.50 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 1620.50 |
| CHECK | 1620.50 |

09/27/99 01 10:46 0001 2531

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

**No.** 1520457