,0640232

REFERENCE

BOOK 11678 PAGE 66

99 SEP 28 AM 9:34

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Mitchell Robert Parochka	Countrywide Home Loans, Inc.	
Normalinda A. Parochka	Attn: Tax Dept.	MAP and PARCEL
345 Bart Drive	750 Old Hickory Blvd., #180	162-03-0 141.00
Antioch, TN 37013	Brentwood, TN 37027	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Douglas D. Borkosky and Karen Borkosky, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mitchell Robert Parochka and Normalinda A. Parochka, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office fcr Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Douglas D. Borkosky and wife, Karen Borkosky, by deed from George C. Luken, Jr., and wife, Johnnie A. Luken, of record in Book 10397, page 475, Register's Office for Davidson County, Tennessee.

This is property with a common address of 345 Bart Drive, Antioch, TN 37013.

PROPERTY CONVEYED "AS IS" EXCEPT FOR TERMITE LETTER PROVIDED AT CLOSING.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of record in Book 4460, Page 58, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 4562, Page 949, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $82,000.00

Affiant

Subscribed and sworn before me this 27th day of September, 1999.

Notary Public

My Commission Expires: 3/28/2002

99/28 0001 03CHECK 314.40

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **September, 1999**.

Douglas D. Borkosky

Karen Borkosky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Douglas D. Borkosky and Karen Borkosky, husband and wife** , with whom I am personally acquainted, or who 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 office this **27th** day of **September, 1999**.

Notary Public
My Commission Expires: 3/23/2002

File No. 9909-176

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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99 SEP 28 AM 9:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
VDEED 8.00
CFEE 2.00
TOTAL 314.40
CHECK 314.40

09/28/99 01 09:37 0001 3132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521048