Box 3C

BOOK 11759 PAGE 557

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater for this transfer is $ 88,500.00
Subscribed and sworn to before me, this the 23 day of
November 1999

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 2-3-2002
(Affix Seal)

Affiant:

Notary Public

# WARRANTY DEED

| Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9922390<br>7000 Executive Center Drive, Suite 100, Brentwood, TN 37027 | |
|---|---|
| ADDRESS OF NEW OWNER:<br>Joseph E. Karovics | SEND TAX BILLS TO:<br>CTX MORTGAGE COMPANY |
| 110 South 14th Street | P.O. BOX 199000 |
| STREET ADDRESS<br>Nashville, TN 37206 | STREET ADDRESS<br>DALLAS, TX 75219 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 83-13-63 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Kenneth L. Oakes, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Joesph E. Karovics

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 17 on the Map of Spring Park Subdivision, of record in Plat Book 57 at page 134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Kenneth L. Oakes by Deed of record in Book 10779 page 282, Register's office for said County.

This conveyance is subject to taxes for the year 2000 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 110 South 14th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 23 day of November, 1999

Kenneth L. Oakes

23 November 1999



FORMS-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 23 day of November , 1999 , before me personally appeared Kenneth L. Oakes to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires: 2-3-2002

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of

On this 23 day of November , 1999 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

# WARRANTY DEED

99 NOV 29 PM 2:49
HILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
0070 11/29 0101 03CHECK 338.45
REFERENCE
9916676

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

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

0661676

REFERENCE

99 NOV 29 PM 2:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 88500.00 |
| CON TX | 327.45 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 338.45 |
| CHECK | 338.45 |

11/29/99 01 14:49 0001 5870

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

**No.** 1543492