1999 DEC -1 AM 10:57
DAVIDSON COUNTY. TN.
REGISTER

06625514

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

BOOK 11763 PAGE 232

WARRANTY DEED

THIS INDENTURE, made this 19th day of November, 1999 between **RICHARD F. HOSCHAR AND WIFE , CYNTHIA J. HOSCHAR** of **DAVIDSON** County, Tennessee, First Parties, and William A. Buckley

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY , TN , BEING LOT NO . 247 ON THE PLAN OF SHEPHERD HILLS , OF RECORD IN BOOK 2854 , PAGE 100 , REGISTER'S OFFICE FOR S AID COUNTY , TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION .
*

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

1999 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Richard F Hoschar
RICHARD F. HOSCHAR

Cynthia J Hoschar
CYNTHIA J. HOSCHAR

Margaret Chapman Notary
Expires 4-3-2002

STATE OF Pennsylvania
COUNTY OF Lycoming

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **RICHARD F. HOSCHAR**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of Nov. , 1999

Peggy L Barr
Notary Public
Printed name: Peggy L. Barr

My commission expires:_____
(NOTARY SEAL)

NOTARIAL SEAL
PEGGY L. BARR, Notary Public
Williamsport, Lycoming County, PA
My Commission Expires July 23, 2001

0540 0101 03CHECK 510.50

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CYNTHIA J. HOSCHAR**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of November, 1999.

Margaret Chapman
Notary Public
Printed name: Margaret Chapman

My commission expires: 4/3/2002
(NOTARY SEAL)

PROPERTY OWNER:
~~Richard F. Hoschar~~
~~Cynthia J. Hoschar~~
William A. Buckley
2121 Paula Drive
Madison, TN 37115

RESPONSIBLE TAXPAYER:
~~Richard F. Hoschar~~
~~Cynthia J. Hoschar~~
Chase Manhattan Mortgage
2500 Windy Ridge Parkway, Suite 220
Atlanta, GA 30339

~~CLT#62B-B-1.03~~ Map Parcel 34-3 60

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 135,000.

Richard F Hoschar (AFFIANT)
RICHARD F. HOSCHAR

Subscribed and sworn to before me, this 19th day of November 1999.

Peggy L Barr
Notary Public
Printed Name Peggy L. Barr

My commission expires 23, 2001

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 135,000.

Cynthia J Hoschar (AFFIANT)
CYNTHIA J. HOSCHAR

Subscribed and sworn to before me, this 23 day of November 1999.

Margaret Chapman
Notary Public
Printed Name MARGARET CHAPMAN

My commission expires 4-3-2002

*Being the same property conveyed to Richard F. Hoschar and wife, Cynthia J. Hoschar, by deed from Jimmy R. Jones, of record in Book 9805, page 202, Register's Office for Davidson County, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

0662554

OFFICIAL REFERENCE

99 DEC -1 AM 10:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11763 PAGE 234

CAMT	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	510.50
CHECK	510.50

12/01/99 01 10:57 0001 6840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544446