WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Dennis J. Jurinsky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 1999

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

371.75

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
Dennis J. Jurinsky (NAME)	Bank of America Mortgage (NAME)	MAP 162-2
4104 Coleridge Drive (ADDRESS)	5160 Parkstone Drive, Suite 190 (ADDRESS)	PARCEL 95
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Chantilly, VA 20151 (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, John William Latta, Executor of the Estate of Nelle R. Latta

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis J. Jurinsky and wife, Talia Jurinsky

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 Davidson County, Tennessee, being Lot No. 84 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William M. Latta and wife, Nelle R. Latta by deed from Bill Wheeler Construction Company, Inc. of record in Book 4298, page 18, said Register's Office. William M. Latta died vesting title solely in the name of Nelle R. Latta. Nelle R. Latta has since died with the Will of Nelle Rhodes Latta being of record in Will Book 229, page 352, Probate Court Clerk's Office for Davidson County, Tennessee. Said Will appoints John William Latta as Executor. Nelle R. Latta was one and the same person as Nelle Rhodes Latta.

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 3700, page 135, said Register's Office; and (c) restrictive covenants of record in Book 4158, page 42 and Book 4178, page 738, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4104 Coleridge Drive, Antioch, Tennessee 37013
(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 2nd day of December 1999

John William Latta, executor

John William Latta, Executor of the
Estate of Nelle R. Latta

MAIL ENV. 06633376

99 DEC -3 AM 8:15

REGISTER
DAVIDSON COUNTY, TN.

NO REFERENCE

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 John William Latta, Executor of the Estate of Nelle R. Latta

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 2nd day of December, 1999.

Commission expires Exp 05.27.2001

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

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

0663376

99 DEC -3 AM 8:15

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11766 PAGE 813

CAMT	97500.00
CON TX	360.75
PRTEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	371.75
CHECK	371.75

12/03/99 01 08:16 0001 7731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545325