584

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 2000

Dana B. Smith
Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2001
(AFFIX SEAL)

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200001130004547 Page: 1 OF 2
REC'D FOR REC 01/13/2000 8:57:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $499.50

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Makinster (NAME)	New Owners (NAME)	MAP 136-11
3616 Peninsula Court (ADDRESS)	(ADDRESS)	PARCEL 64
Nashville, TN 37217 (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, Biscan Development Company, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Makinster and Dalena D. Ditto, unmarried individuals

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. 6 on the Final Plat of Priest Lake Park, Section 9, of record in Plat Book 6900, page 452, Register's Office for Davidson County to which Plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Biscan Development Company, A Tennessee Corporation by Quitclaim Deed from Robert S. Biscan & Company of record in Book 7991, page 987, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 6900, page 452; restrictive covenants of record in Book 7422, page 183; any and all easements running with the land and taxes for the current year which have been prorated day of close.

unimproved ( )
This is improved (X) property, known as 3616 Peninsula Court, Nashville, TN 37217
(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 12th day of January 2000

Biscan Development Company, a Tennessee Corporation
By: ROBERT BISCAN BY DAVID BOGER ATTORNEY IN FACT
Robert Biscan, by David Boger, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Biscan Development Company the within named bargainor, and corporation, and that he 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 Nashville, TN on this the 12th day of January 19 00.

My commission expires _____

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this the 12th day of January, 2000, before me, the undersigned officer, personally appeared David Boger, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Robert Biscan, President of Biscan Development Company, and acknowledged that he executed the the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Dana B. Smith
Notary Public

Commission Expiration: My Commission Expires NOV. 24, 2001

