Instr:200005030044352 Page: 1 OF 2
REC'D FOR REC 05/03/2000 9:08:36AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $584.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana Pistalo	First Trust Mortgage Company	102-8-88
(NAME) 839 Hillwood Boulevard	(NAME) P.O. Box 17257	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Memphis, TN 38187-0257	
(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,

JUDY L. WEST AND THOMAS A. SWEATHOMAS, BOTH MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DIANA PISTALO AND HUSBAND, NENAD PISTALO AND ANTON METZ AND WIFE, DAVORKA METZ ,

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 the Eighth Civil District of Davidson County, Tennessee, being lot No. 71 on the plan ofHorton Heights, Section VII, as of record in Book 2133, page 25, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. G. Edwards and wife, Inez Edwards by deed from Thomas C. Summers, Trustee, with full power to transfer and convey without the joinder of any beneficiary, of record in Book 2438, Page 573, Register's Office for Davidson County, TN, the said J. G. Edwards having predeceased Inez Edwards and the said Inez Edwards having since died. The Will of Inez Edwards, also known as Maudie Inez Edwards of record in Will Book 210, Page 265, Davidson County Probate Clerk's Office devised the subject property to Nannie Belle Sweathomas. Nannie Belle Sweathomas died intestate March 9, 1999 leaving Judy L. West and Thomas A. Sweathomas as heirs at law pursuant to Affidavit of Heirship being recorded simultaneously herewith.

Upon oath, Judy L. West and Thomas A. Sweathomas, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 839 Hillwood Boulevard, Nashville, TN 37209
(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 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/our hand(s) this 27th day of April, 2000.

Judy L. West

Thomas A. Sweathomas

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 Judy L. West and Thomas A. Sweathomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2000

Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOV 25, 2003

Notary Public