BOOK 15 BK 2002 PG 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

Instr:200006050055737 Page: 1 OF 2
REC'D FOR REC 06/05/2000 3:21:52PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Donovan II (NAME)	Bank of America Mortgage (NAME)	6-F-B #6.00
2738 Rock Wall Road (ADDRESS)	P.O. Box 353 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Rodney L. Strata and wife, Renee Strata

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Donovan II and wife, Kathleen Donovan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract or Parcel of land situated principally in Davidson County, Tennessee, and partially in Williamson County, Tennessee, (Assessed solely in Williamson County, Tennessee), being a certain building site identified as Lot No. 208 on the Plat of Horseshoe Bend Subdivision, Phase II-B, as of record in Book 6200, page 918, Register's Office for Davidson County, Tennessee, and Book 13, page 90, Register's Office for Williamson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney L. Strata and wife, Renee Strata, by deed from John M. Cross and wife, Nancy A. Cross, of record in Book 10729, page 625, Register's Office for Davidson County, Tennessee and Book 1599, page 189, Register's Office for Williamson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

State of Tennessee, County of WILLIAMSON
Received for record the 26 day of
MAY 2000 at 8:26 AM. (REC# 371215)
Recorded in official records
Book 2002 Pages 15- 16
Notebook 64 Page 89
State Tax $ 1443.00 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 1454.00,
Register of Deeds SADIE WADE
Deputy Register JESSICA MANGRUM

unimproved ( )
This is improved (X) property, known as 2738 Rock Wall Road, Nashville, TN 37221
(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 our hand s this 24th day of May 2000

Rodney L Strata by Becky Meagher attorney in fact
Rodney L. Strata

Renee Strata by Becky Meagher attorney in fact
Renee Strata

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 Rodney L. Strata and wife, Renee Strata

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2000.

Commission ~~expires~~ January 31, 2004

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2000, before me personally appeared Becky Meagher, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Rodney L. Strata and Renee Strata, and acknowledged that she executed the same as the free act and deed of said Rodney L. Strata and Renee Strata. Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2000.

My Commission Expires:
January 31, 2004

NOTARY PUBLIC