Realty 48A

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2000.

Notary Public
My commission expires: ~~11/20/03~~ 08/23/2002

KEN KEARNEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-23-2002

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Luiz Mineiro | Fifth Third Bank | 171-03-0-A |
| 5024 Fredericksburg Way East | P.O. Box 630952 | 033.00CO |
| Brentwood TN 37027 | Cincinnati, OH 45263-0952 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tom G. Scoggins and wife, Ann H. Scoggins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Luiz Mineiro and wife, Amy Mineiro, hereinafter called the Grantees, their successors 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. 186 on the Plan of Section 1-A Fredericksburg, of record in Book 7900, Page 509, amended in Book 7900, Page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Instr:200008170081684 Page: 1 OF 2
REC'D FOR REC 08/17/2000 3:12:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $947.20

Being the same property conveyed to Tom G. Scoggins and wife, Ann H. Scoggins by deed from Joseph Clarence Spalding and wife, Rita Ann Spalding, dated July 24, 1998, recorded in Book 11040, Page 4, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5024 Fredericksburg Way East, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of August, 2000.

Tom G. Scoggins

Ann H. Scoggins

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tom G. Scoggins and Ann H. Scoggins, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in San Antonio, TX, this 14th day of August, 2000.

Notary Public

My Commission expires ~~11/29/03~~ 03/23/2002 KLK

KEN KEARNEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-23-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2000.

NOTARY PUBLIC

My Commission expires:

B.T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001