WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/01 14:23 2pgs
Fees:11.00 Taxes:431.05

20010516-0050813

JEN G. WA
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Nagy (NAME)	1st Trust Bank for Savings (NAME)	18-12A-44CO
355 Dorr Drive (ADDRESS)	P. O. Box 17257 (ADDRESS)	GO 20942
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38187-0257 (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, Douglas S. Renfro and wife, Jeannine A. Renfro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Nagy and wife, Elaine Nagy

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:

BEING Lot No. 44 on the Plan of Emerald Cove, a Planned Unit Development, of record in Book 6900, Pages 629, 630 and 631, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 60.00 feet on the westerly margin of Dorr Drive and extends back between parallel lines 134.98 feet to a dead line in the rear.

Being the same property conveyed to Douglas S. Renfro and wife, Jeannine A. Renfro by deed from David P. Kingsbury and wife, Jacky O. Kingsbury of record in Book 9594, page 900, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7511, page 581, said Register's Office.

unimproved ( )
This is improved (X) property, known as 355 Dorr Drive, Goodlettsville, TN 37072
(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 14th day of May, 2001

Douglas S. Renfro

Jeannine A. Renfro

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 Douglas S. Renfro and wife, Jeanine A. Renfro

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 Goodlettsville, Tennessee, this 14th day of May, 2001.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JULY 24, [illegible]

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