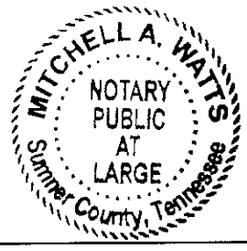
Davidson County DEEDWARR
Recvd: 06/18/04 12:37 2pgs
Fees:13.00 Taxes:366.30

20040618-0072448



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Michael L. McCall	Franklin American Mortgage Company	142-4-A
214 Old Hickory Boulevard #186	501 Corporate Centre Drive #400	GROUP
Nashville, Tennessee 37221	Franklin, TN 37067	PARCEL 186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Nine Thousand Dollars and Zero Cents ($99,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Peter Dominijanni and wife, Minerva Dominijanni, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael L. McCall, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 186 in a Horizontal Property Regime on the Plan of Belle Forest, a Condominium Apartment, of record in Plat Book 5200, page 167 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Peter Dominijanni and wife, Minerva Dominijanni, by deed dated November 8, 1999, from Marcia Downey, a single woman, of record as Instrument No. 19991208-0301247 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 214 Old Hickory Boulevard #186, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 hands this 14th day of June, 2004.

Peter Dominijanni

Minerva Dominijanni

By Peter Dominijanni
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Peter Dominijanni, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2004.

Mitchell A. Watts Notary Public

My commission expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Dominijanni, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Minerva Dominijanni and acknowledged that he executed the same as the free act and deed of the said Minerva Dominijanni.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 2004.

Mitchell A. Watts Notary Public

My commission expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee