File #200420322

Davidson County DEEDWARR
Recvd: 08/04/04 09:08 2pgs
Fees:13.00 Taxes:407.00

20040804-0093232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HOUSE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter S. Weglarz and Joseph F. Weglarz	Countrywide Home Loans, Inc.	Map: 73-11-9.00
(NAME) 420 William Wallace Road	(NAME) P. O. Box 10212	Parcel:
(ADDRESS) Franklin, TN 37064	(ADDRESS) Van Nuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **STANLEY V. WEGLARZ AND WIFE IRENE MARY WEGLARZ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **WALTER S. WEGLARZ AND JOSEPH F. WEGLARZ,** 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 Davidson County, Tennessee, being all of Lot No. 419, on the Plan of Section Two, Sunset View, as shown by plat appearing of record in Plat Book 2663, Page 52, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Stanley V. Weglarz and wife, Marilyn S. Weglarz by Warranty Deed dated March 31, 1959 of record in Book 2883, Page 479, Register's Office for Davidson County, Tennessee. The said Marilyn S. Weglarz died on March 31, 1991 leaving Stanley V. Weglarz as the sole surviving tenant by the entirety. The said Stanley V. Weglarz having since married.

Irene Mary Weglarz, spouse of Stanley V. Weglarz, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantees.

This conveyance is subject to the following:
Easement for Sanitary Sewer and or Storm Drainage of record in Book 6489, Page 364; all matters shown on plat of record in Plat Book 2663, Page 52; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2800 Donna Hill Dr., Donelson, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 30th day of July, 2004.

Stanley V. Weglarz

Irene Mary Weglarz

Irene Mary Weglarz

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Stanley V. Weglarz and Irene Mary Weglarz who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, 2004.

Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064