Mail To:

THIS INSTRUMENT PREPARED BY:
W. THOMAS SCHMITZ
ATTORNEY AT LAW
SUITE 340
THREE MARYLAND FARMS
BRENTWOOD, TENNESSEE 37027

BOOK 6335 PAGE 584

# WARRANTY DEED

| (ADDRESS OF NEW OWNER(S) AS FOLLOWS: | ( SEND TAX BILLS TO:) | MAP & PARCEL NO.) |
|---|---|---|
| ( Joseph Santoro | ( Same | 93-13-68 ) |
| ( 213 Montchanin | ( | ) |
| ( Old Hickory, Tennessee 37138 | ( | SW 2135 ) |
| ( | ( | ) |

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the agreement by the Grantee herein to take subject to an existing indebtedness and Trust Deed securing the payment of a certain series of two promissory notes dated February 20, 1976, in the combined total original principal amount of $460,000.00, payable by Faron Young and wife, Hilda Young, to National Old Line Insurance Company of Little Rock, Arkansas,in 3000 monthly installments, as set out in said promissory note with interest as set forth therein, and being secured by a Deed of Trust executed by Faron Young and wife, Hilda Young to Lloyd B. McCain, Trustee, as of record in Book 4999, page 101, R.O.D.C.

And Faron Young and wife, Hilda Young, (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Joseph Santoro and wife, Joan Marie Santoro (hereinafter called the "Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Said property is fully and more particularly described in Exhibit "A", attached hereto and made a part hereof.

This is improved property known as 1994 Two Mile Pike, Goodlettsville, Tennessee.

This conveyance and all covenants and warranties contained herein is made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust executed by Faron Young and wife, Hilda Young to Lloyd B. McCain, Trustee, of record in Book 4999, page 101, said Register's Office, to secure an indebtedness in the original principal amount of $460,000.00 in favor of National Old Line Insurance Company of Little Rock, Arkansas.

To have and hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, their heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above which Grantees take subject to, and 1984 taxes for which the Grantee assume and agree to pay.

The Grantor further covenants and binds themselves and their heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, their heirs, successors and assigns

against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the day of , 1984.

BOOK 6335 PAGE 585

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF , 1984.

MY COMMISSION EXPIRES: 12-30-84

NOTARY PUBLIC

STATE OF Tennessee

BOOK 6335 PAGE 586

COUNTY OF Davidson

Before me, Mary Ann Smith, a Notary Public of the State and County, aforesaid, personally appeared Faron Young, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of July, 1984.

Mary Ann Smith
Notary Public

My Commission Expires:

12-30-84

**********

STATE OF Tennessee

COUNTY OF Davidson

Before me, Mary Ann Smith, a Notary Public of the State and County, aforesaid, personally appeared Hilda Young, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within-named bargainor, and that She executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of July, 1984.

Mary Ann Smith
Notary Public

My Commission Expires:

12-30-84

EXHIBIT "A"

A parcel of land in Davidson Country, Tennessee, being parts of Lots Nos. 357, 358, 359, 360, 361, and 362, on the Map of McNairy's West Nashville Plan of Lots of record in Minute Book "C", pages 136 and 137 of the Chancery Court at Nashville, and described according to a survey made by John Kohl, dated January 20, 1976, as follows:

Beginning at an iron pin at the intersection of the northern right-of-way of Pine Street and the northern right-of-way of Division Street (as widened) and proceeding as follows: North 62 degrees, 30 minutes East, a distance of 87.94 feet to an iron pin, said pin being 0.6 feet south and 0.2 feet west of a state right-of-way marker located on the westerly right-of-way of Interstate 40, thence; North 26 degrees 55 minutes 30 seconds West, a distance of 174.80 feet to an iron pin in the south right-of-way of a 15.0 foot alley, said pin being 0.2 feet north and 1.5 feet west of a state right-of-way marker located on the westerly right-of-way of Interstate 40, thence; South 62 degrees 34 minutes 38 seconds West a distance of 270.92 feet to an iron pin in the south right-of-way of said alley, thence; in a southerly direction along a curve to the left a distance of 50.36 feet to an iron pin in the right-of-way of Division Street (as widened) and more fully described as follows: A radius of 20.00 feet, a distance of 50.36 feet, thence; South 81 degrees 44 minutes 39 seconds East, a distance of 237 feet to the point of beginning and containing 0.828 acres, more or less, as per survey by Freeman and Morris, Inc., dated February 11, 1975.

Being the same property conveyed to Faron Young and wife, Hilda Young, by deed from Edward Blair, Jr. and wife, Lillian Blair of record in Book 4575, page 152; from Mattie Buford and Martha Buford, Single Women and sole heirs at law of Mary Frances Buford Hunter of record in Book 4575, page 154; from G.E. Marsh and wife, Dora Marsh to Faron Young and Preston Temple of record in Book 3677, page 131, and from Preston Temple and wife, Christine Temple to Faron Young and wife, Hilda Young of record in Book 3889, page 548; from J.R. & M. Company, a partnership composed of James N. Stansell, Russell A. Stansell and Marvin W. Stansell of record in Book 4255, page 752; from Walter Douglas, Jr., and wife, Elver Lee Douglas of record in Book 4263, page 426; from Faron Young Enterprises to Faron Young and wife, Hilda Young, of record in Book_____, page _____; from Emory W. Smith and wife, Mary E. Smith of record in Book 4324, page 592, all of the Register's Office of Davidson County, Tennessee;

Together with all the privileges and appurtenances thereunto belonging, including all plumbing, heating, air conditioning and lighting fixtures and other such fixtures now or hereafter attached to or used in connection with said premises, and all the rents, issues and profits which may arise or be had therefrom, and designation of the building name thereof.

I 3 5 3 8 2
IDENTIF. REFERENCE
JUL 11 3 01 PM '80
FELIX A. WINSOUR, JR. REGISTER
DAVIDSON COUNTY, TN
RUSH

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6335 PAGE 588

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | CO TX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MO TX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

1,225000.00 CON.
3185.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 3197.50
2645A07/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H35382

Identify reference
Jul 11 3:01 PM '84
Felix Z. Wilson, FT
Register
Davidson County, Tn

No.0051735