File 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,500.00.

Michael M. Castellarin
Affiant

Subscribed and sworn to before me, this 3 day of ~~March~~ April, 1985.

Notary Public

My Commission expires: 4-17-88

BOOK 6526 PAGE 376

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Number
Michael Mario Castellarin Bidwell Road Nashville, TN	3013 Doak Ave. Nashville, Tn 37218	14-161 14038438

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, GILBERT S. MERRITT, JR., unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL MARIO CASTELLARIN, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Sugar Ridge, Section "A", of record in Book 5200, page 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gilbert S. Merritt, Jr., by deed from Margaret J. Eggstien, Annie Eggstien Reeves, Doris Eggstien Gienger and Elise Eggstien Luton of record in Book 3945, page 636, Register's Office for said County.

This conveyance is subject to the following:

1. 1985 Metro taxes prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 6131, page 411; as amended in Book 6298, page 124, said Register's Office.

3. The Plan of record in Book 5200, page 599, said Register's Office, shows an owners certificate, certain setback lines and certain easements. Said plan also indicates building site and area for installation of sewage soil absorption system which is to remain undisturbed. No cut, fill, driveway, or waste water line installation is to be

CK/CK 35.40 CHECK

4940

allowed within the area designated to absorption system. Said plat also shows the following note: "No building permit shall be issued for lots 5 thru 13 until served by Public Water or a performance bond posted with the Metropolitan Planning Commission.

4. Easement granted American Telephone and Telegraph Company by Charles Eggstien, of record in Book 1511, page 156, said Register's Office.

5. Letter from Metropolitan Tax Assessor of record in Book 5612, page 43, said Register's Office, regarding classification of the parcel of which subject property is a part.

This is improved property, known as Bidwell Road
(House Number) (Street)

Nashville, TN
(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 3rd day of ~~March~~ April, 1985.

Gilbert S. Merritt, Jr.

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 Gilbert S. Merritt, Jr., unmarried, 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 3 day of ~~March~~ April, 1985.

Notary Public

My Commission Expires: 4-17-88

19416O

IDENTIF. REFERENCE

APR 4 8 29 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This Instrument Prepared By:

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

RECEIVED OF _____

FOR _____

BOOK 6526 PAGE 378

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

1500.00- CAMT.
29.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 36.40-
4940A04/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-94160

IDENTIF. REFERENCE

Apr 4 8 29 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 121961