# GENERAL WARRANTY DEED

BOOK 9791 PG 653

FROM: W.E. HASELTON and wife SUZANNE HASELTON, Grantors

TO: BENJAMIN T. IANNUZZI and wife, ELLEN C. IANNUZZI, Grantees

This instrument prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
Third National Financial Center
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| P.O. Box 121996<br>Nashville TN 37212 | | 169-92 |
| | | Field Book Numbers |
| | (new owner) | 9D-52708 |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00).

Benjamin T. Iannuzzi
Affiant

SUBSCRIBED AND SWORN TO before me, this the 8 day of September, 1995.

Susan Jackson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1/24/98

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FOR AND IN CONSIDERATION OF the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), the receipt and sufficiency of which are hereby acknowledged, W.E. Haselton and wife, Suzanne Haselton (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Benjamin T. Iannuzzi and wife, Ellen C. Iannuzzi (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 4.41 acres on Haselton Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 8th day of September, 1995.

W.E. Haselton PtA.

W.E. HASELTON, by Suzanne Haselton, attorney-in-fact

Suzanne Haselton

SUZANNE HASELTON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 8th day of September, 1995, before me personally appeared Suzanne Haselton, 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 W.E. Haselton and acknowledged that she executed the same as the free act and deed of W.E. Haselton.

Witness my hand, at office, this 8th day of September, 1995.

Lisa Jackson
Notary Public

My Commission Expires: 1/24/98

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lisa Jackson, a Notary Public of said County and State, SUZANNE HASELTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8th day of September, 1995.

Lisa Jackson
Notary Public

My Commission Expires: 1/24/98

EXHIBIT A

Property Description

Lot number 1 on the final plat of the W.E. Haselton and Suzanne Haselton Subdivision which is recorded in Deed Book 8250, page 471, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Grantors by Deed from Claude Wesley Smith and wife, Linda H. Smith of record in Book 5077, page 311, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for 1995 constitute a lien, but are not yet due and payable.

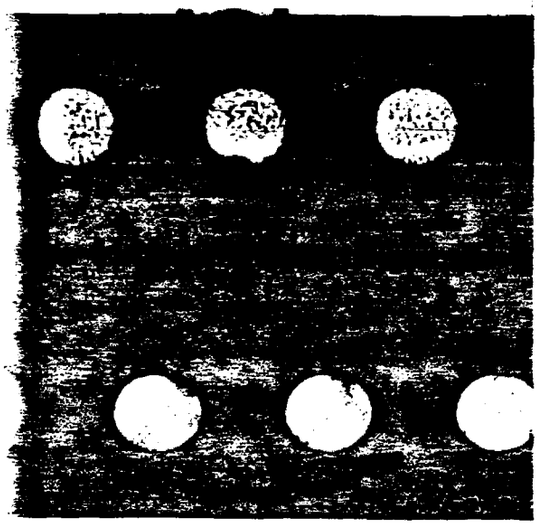
2. Restrictive covenants of record in Book 5057, page 499; Book 5067, page 520; Book 6634, page 448, said Register's Office.

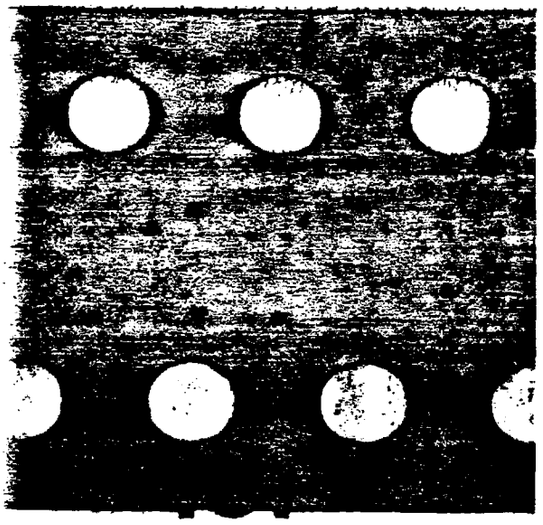
3. All matters in the plan of record in Book 8250, page 471, said Register's Office.

4. Subject to Greenbelt filing of record in Book 8972, page 937, said Register's Office.

5. Subject to Ingress/Egress Easement of record in Book 9533, page 903, said Register's Office.

0099158
IDENTIF. ↑ REFERENCE
95 SEP 11 PM 1:43
FELIX Z. WILSCHUL REGISTER
DAVIDSON COUNTY, TN.
CASH 09/11 0101 CHECK 516.50





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

RECEIVED OF _____

FOR _____

BOOK 9791 PG 657

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | |
| | 135000.00 |
| CON TX | 499.50 |
| PRFEE | 1.00 |
| WDEED | 16.00 |
| TOTAL | 516.50 |
| CHECK | 516.50 |

09/11/95 01 13:47 0001 2829

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0099158
IDENTIF. ↑ REFERENCE

95 SEP 11 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 951705