WARRANTY DEED

BOOK 10015 PG 619

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick L. Garrett (NAME)	Same (NAME)	129-12-111
100 Cheek Road (ADDRESS)	(ADDRESS)	07D231835
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Victoria Ann Marchetti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick L. Garrett and Anne H. Anderson, as joint tenants with rights of survivorship

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 Lot No. 1, Block "A" on the 2nd Revised Plat of Highlands of Belle Meade No. 2, Blocks A, B, C, and D, of record in Book 1130, Page 62, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard G. Courtney and wife, Victoria M. Courtney, by deed of record in Book 8308, Page 219, Register's Office for Davidson County, Tennessee. The fee simple interest of Richard Gordon Courtney having been divested out of him and into Victoria Ann Marchetti Courtney by Final Divorce Decree entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket #94-D-2296 which decree was recorded in Book 9628, Page 1, said Register's Office. Also being the same property conveyed to Victoria Ann Marchetti from Richard Gordon Courtney by Quitclaim Deed being recorded simultaneously herewith. Victoria M. Courtney and Victoria Ann Marchetti Courtney being one and the same person. Richard G. Courtney and Richard Gordon Courtney being one and the same person. Victoria Ann Marchetti Courtney now known as Victoria Ann Marchetti. This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) unimproved ( ) property, known as 100 Cheek Road, Nashville, TN 37205
(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 we do covenant with the said GRANTEES 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 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 my hand this 12th day of April 19 96

Victoria Ann Marchetti

Victoria Ann Marchetti

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 Victoria Ann Marchetti

the 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 and official seal at Nashville, Tennessee, this 12th day of April 19 96.

Commission expires 11-09-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

96 APR 15 PM 2:00

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

0171443

1603 04/15 0101 03CHECK 749.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10015 PG 621

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
			CAS	
				20000.00
				3.00
				.50
			FEE	2.00
				74.00
			FEE	74.00
				20093.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017443

IDENTIF. # REFERENCE

96 MAR 15 PM 2:00

No. 102856