40-

BOOK 10673 PG 156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF November 1997.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredericksburg Construction LLC (NAME)	New Owner (NAME)	Map 159
5879 Fredericksburg Drive (ADDRESS)	(ADDRESS)	Parcel 52
Nashville, Tennessee 37215 (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, June G. DeMartino, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredericksburg Construction, L.L.C., a Tennessee Limited Liability Company

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 on the Resubdivision of Part of Lot No. 1 in the Partition of the Allen Cotton Jr. Lands of record in Plat Book 3842, Page 34, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James V. DeMartino and wife, June G. DeMartino by deed from Anne R. Armistead of record in Book 3646, page 247, Register's Office for Davidson County, Tennessee and by Deed of Correction from Clara Rogers Blythe Marrs of record in Book 3931, page 118, said Register's Office (said Deed of Correction corrects the legal description for the property conveyed in Book 3646, page 247, said Registers' Office); and being part of the same property conveyed to James V. DeMartino and wife, June G. DeMartino by deed from Henry Carter and wife, Mildred Carter of record in Book 3921, page 804, rerecorded in Book 3923, page 358, said Register's Office; and containing all of the same property conveyed to James V. DeMartino by deed from heirs-at-law of Ed Jennette and wife, Winnie Forbes Jennette, both deceased, of record in Book 3891, page 700, said Register's Office.

June G. DeMartino, Charles Green DeMartino, Diane Palmer and Delores D. Ruetz join in the execution of this instrument to convey their interest in the Property as all of the heirs-at-law of James V. DeMartino, deceased.

unimproved ( )
This is improved (X) property, known as 5508 Granny White Pike, Brentwood, Tennessee 37027
(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 our hand s on the dates set forth below.

June G DeMartino by Diane Palmer, Attorney-in-Fact, Attorney-in-Fact*

Diane Palmer

Charles Green DeMartino

Delores D. Ruetz

DDR DDR

*Pursuant to Power of Attorney of record in Book 10637, page 969, R.O.D.C., TN

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Diane Palmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JUNE G. DEMARTINO, UNMARRIED, and who acknowledged that she executed the same as the free act and deed of June G. DeMartino, unmarried. Witness my hand and official seal this _____ day of _____, 1997.

see attached acknowledgment
Notary Public

My Commission Expires:_____

8205 11/05 0101 03CHECK 909.00

STATE OF Penna)
COUNTY OF Lancaster)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES GREEN DEMARTINO, 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 this 29 day of October, 1997.

Tammy A. [illegible]
Notary Public

My Commission Expires: May 18 1998

NOTARIAL SEAL
TAMMY A. [illegible] Notary Public
Lancaster, Lancaster County, PA
My Commission Expires MAY 18, 1998

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANE PALMER, 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 this _____ day of _____, 1997.

see Attached acknowledgment
Notary Public

My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DELORES D. RUETZ, 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 this _____ day of _____, 1997.

See attached acknowledgment
Notary Public

My Commission Expires:_____

03666660
IDENTIFICATION REFERENCE
97 NOV -5 PM 1:45
FELIX Z. [illegible] REGIST
DAVIDSON COUNTY, TN.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

BOOK 10673 PG 158

County of San Diego

On October 30, 1997 (Date) before me, Theresa L Rice, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Diane Palmer (Name(s) of Signer(s))

☐ personally known to me – **OR** – X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Theresa L. Rice
Comm. #1023929
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Comm. Expires April 20, 1998

WITNESS my hand and official seal.

Theresa L Rice
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 10/30/97 Number of Pages: two

Signer(s) Other Than Named Above: Charles Green DeMartino & Deloris D Rhatigan JTRO

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
X Individual	☐ Individual
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

BOOK 10673 PG 159

County of San Diego

On October 30, 1997 (Date) before me, Theresa L Rice, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Diana Palmer (Name(s) of Signer(s))

☐ personally known to me – **OR** – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Theresa L. Rice
Comm. #1023929
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Comm. Expires April 20, 1998

WITNESS my hand and official seal.

Theresa L Rice
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 10/30/97 Number of Pages: TWO

Signer(s) Other Than Named Above: Charles Green DeMartino & Dolores D Rhuetz 97.2.0

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Individual	☐ Individual
☐ Corporate Officer	☐ Corporate Officer
Title(s):	Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here
Signer Is Representing: June G. DeMartino	Signer Is Representing:

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ALL-PURPOSE ACKNOWLEDGMENT BOOK 10673 PG 160

State of California
County of San Mateo } ss.

On October 31, 1997 (DATE) before me, Betine Lee (NOTARY),
personally appeared Dolores D. Ruetz (SIGNER(S))

☐ personally known to me - OR- ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

BETINE LEE
Comm. # 1130583
NOTARY PUBLIC - CALIFORNIA
San Mateo County
My Comm. Expires April 7, 2001

WITNESS my hand and official seal.

Betine Lee
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☑ INDIVIDUAL
☐ CORPORATE OFFICER
_____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

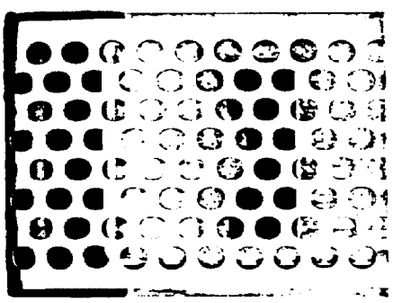
10-30-97
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____
OTHER

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10673 PG 161

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 240000.00
CON TX 888.00
PRFEE 1.00
WDEED 20.00
TOTAL 909.00
CHECK 909.00

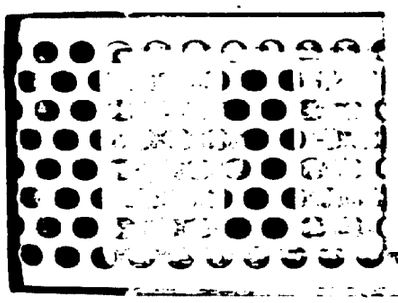
11/05/97 01 13:55 0001 8205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366660
IDENTIFICATION REFERENCE

97 NOV -5 PM 1:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1217407