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0533991

KEYED & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

99 JAN -7 PM 1:11

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40160
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lawrence R. Cervetti, Jr. Adriana Quintero Cervetti 1354 Burton Valley Road Nashville, TN 37215	Countrywide Home Loans 718 Thompson Lane, Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 131-10-45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 275,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard D. Thomas and spouse, Kathleen S. Thomas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lawrence R. Cervetti, Jr. and spouse, Adriana Quintero Cervetti,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Seven Hills, Section I, First Addition, of record in Book 2663, page 51, Register's Office for said County.

SAID Lot No. 108 fronts 114.0 feet on the northerly margin of Burton Valley Road and extends back 291.0 feet on the northwesterly line and 331.0 feet on the southeasterly line to a dead line in the rear, measuring 174.54 feet thereon.

BEING the same property conveyed to Richard D. Thomas and wife, Kathleen S. Thomas by deed from Wayne F. Anderson and wife, Caroline M. Anderson, of record in Book 9709, page 125, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Page 51, said Register's Office, which Plan shows a 75 foot minimum building setback line from Burton Valley Road and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 X 20 foot utility anchor easement located on the southerly front corner of said lot; Easement for sanitary sewers and/or storm drainage of record in Book 4264, page 232, said Register's Office.

This is improved property, known as: 1354 Burton Valley Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 1999.

Richard D. Thomas **Kathleen S. Thomas**

State of Tennessee
County of Davidson

On this 5th day of January, 1999, before me the undersigned authority, personally appeared **Richard D. Thomas** and **Kathleen S. Thomas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275,000.00

Affiant

Sworn and subscribed before me on the 5th day of January, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

01/07 0101 03CHECK 1028.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

CAMT	275000.00
CON TX	1017.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1028.50
CHECK	1028.50

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IDENTIFICATION REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409234