Box 43

BOOK 11356 PG. 690

PREPARED BY:
TAYLOR, PIGUE, MARCHETTI, BENNETT & MCCASKILL, PLLC
ATTORNEYS AT LAW
NASHVILLE, TN 37203

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **February, 1999** between **The Marchetti Company** , GRANTOR, and **Lydia Rivera, an unmarried woman, and Aleida Diaz, an unmarried woman, joint tenants** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Brookewood, Phase Two of record in Book 8225, Page 877 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate.

BEING the same property conveyed to Kevin McGinn and wife, Cynthia McGinn by Deed from Rehab-It, LLC, a limited liability of record in Book 10389, Page 301 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Marchetti Company by deed of record in Deed Book 11206, Page 669, DAVIDSON County Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

The Marchetti Company
Signature of Seller

0553446
IDENTIF. ↑ REFERENCE

99FEB 25 PM 3:47
REGISTER
DAVIDSON COUNTY, TN.

337.00 CHECK 02/25/99 0101 0554 4950

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

BOOK 11356 PG. 691

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared The Marchetti Company with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be of The Marchetti Company, the within named bargainor, a corporation, and that he/she as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as

Witness my hand and seal, at office in Nashville, this the **24th** day of **February, 1999.**

Kimberly D. Bearden
Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

K. D. BEARDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of Property Owner:

Lydia Rivera and Aleida Diaz
805 Nashua Court
Nashville, TN 37209

Property Address:

805 Nashua Court
Nashville, TN

Person Responsible for Taxes:

same

Nashville

Parcel #: 91-5-263

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,300.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **February, 1999.**

Kimberly D Bearden
Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

K. D. BEARDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

TAYLOR, PIGUE, MARCHETTI, BENNETT & MCCASKILL, PLLC
ATTORNEYS AT LAW
NASHVILLE, TN 37203

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11356 PG. 692

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

0553446
IDENTIF. & REFERENCE

99 FEB 25 PM 3:47
REGISTER
DAVIDSON COUNTY, TN.

CAMT	88300.00
CON TX	326.71
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	337.71
CHECK	337.71

02/25/99 01 15:45 0001 0564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429769