WARRANTY DEED

Prepared by WILLIAM P. JONES ~~xxxxxxxxxx~~ JONES, LONGMIRE & SINDL

MORTGAGEE: NONE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
FILBERT J. MARTOCCI, JR.	OWNER	172-010A 135.00
(NAME)	(NAME)	
Post Office Box 290371		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) BOOK 11591 PG. 620	
Nashville, TN 37229		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, VILLAS OF LAKEMEADE, INC., a Tennessee corporation, and FILBERT J. MARTOCCI, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FILBERT J. MARTOCCI, JR.,

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

PROPERTY LOCATED IN THE 12th COUNCILMANIC DISTRICT WITHIN THE CITY LIMITS OF LAKEWOOD, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT 7 IN BLOCK 14 ON THE PLAN OF DABBS & ELLIOT SUBDIVISION AS OF RECORD IN PLAT BOOK 547, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DABBS AVENUE, BEING THE SOUTHWEST CORNER OF LOT 1 ON THE FINAL PLAT OF PHASE FOUR OF THE VILLAS OF LAKEMEADE AS OF RECORD IN PLAT BOOK 9700, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING IN THE CENTER OF AN UNIMPROVED 10-FOOT ALLEY, THE ADJACENT PORTION OF WHICH WAS ABANDONED WITH THE RECORDING OF THE FINAL PLAT OF THE ABOVE MENTIONED VILLAS OF LAKEMEADE SUBDIVISION; THENCE, FOLLOWING THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE CENTERLINE OF SAID ALLEY NORTH 40 DEGREES 10 MINUTES 00 SECONDS EAST 50.00 FEET TO A POINT; THENCE, LEAVING SAID ALLEY AND FOLLOWING THE WESTERLY BOUNDARY OF SAID LOT 1 SOUTH 49 DEGREES 49 MINUTES 52 SECONDS EAST 58.94 FEET TO A POINT, BEING THE NORTHWEST CORNER OF LOT 2 ON THE ABOVE MENTIONED VILLAS OF LAKEMEADE SUBDIVISION; THENCE, LEAVING SAID LOT 2 WITH A NEW LINE SOUTH 40 DEGREES 10 MINUTES 00 SECONDS WEST 50.00 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DABBS AVENUE; THENCE, FOLLOWING SAID RIGHT-OF-WAY NORTH 49 DEGREES 49 MINUTES 52 SECONDS WEST 58.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,947 SQUARE FEET OR 0.07 ACRES.

INCLUDED IN THIS DESCRIPTION IS ONE-HALF OF A 10-FOOT UNIMPROVED ALLEY ADJACENT TO THE EASTERLY BOUNDARY OF LOT 7 AS SHOWN ON THE PLAN OF DABBS & ELLIOT SUBDIVISION AS OF RECORD IN PLAT BOOK 547, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO VILLAS OF LAKEMEADE, INC. AND FILBERT J. MARTOCCI, JR. AS OF RECORD IN DEED BOOK 10360, PAGE 430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

061687.1
IDENTIF. ↑ REFERENCE

99 JUL 28 AM 9:04
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN

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

12.00

unimproved (X)
This is improved ( ) property, known as _____ (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 convenant 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, except as of record and we do further convenant 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.

Prepared by:
WILLIAM P. JONES
~~xxxxxxxxx~~
ATTORNEYS AT LAW
HENDERSONVILLE,
TENNESSEE

Witness our handS this 12th day of July, 1999

VILLAS OF LAKEMEADE, INC.

BY: Larry J. Lafferty, Sr., President

FILBERT J. MARTOCCI, JR.

STATE OF TENNESSEE
DAVIDSON County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FILBERT J. MARTOCCI, JR.,

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of July 1999

Commission expires 3-24-2001

Notary Public

STATE OF TENNESSEE
DAVIDSON County }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared LARRY J. LAFFERTY, SR., with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said LARRY J. LAFFERTY, SR. as such President.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of July, 1999

My commission expires 3-24-2001

Notary Public

STATE OF TENNESSEE
County of DAVIDSON }

BOOK 11591 PG. 621

The actual consideration or value, whichever is greater, for this transfer is $ 300.00

FILBERT J. MARTOCCI, JR. Affiant

Subscribed and sworn to before me, this the 12 day of July 1999

Notary Public

My commission expires 3-24-2001

(AFFIX SEAL)

FORM 11-77

WARRANTY DEED

FROM

VILLAS OF LAKEMEADE, INC., ET AL.

TO

FILBERT J. MARTOCCI, JR.

Prepared by:

William P. Jones
JONES, LONGMIRE & SINDLE
103 BLUEGRASS COMMONS BOULEVARD
POST OFFICE BOX 738
HENDERSONVILLE, TENNESSEE 37077-0738

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0616871

IDENTIF. ↓ REFERENCE

99 JUL 28 AM 9:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11591 PG. 622

[illegible]	305.00
[illegible]	1.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	22.00
CHECK	22.00

[illegible] CO 07/28/1999 15:44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496303