Box 4:

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

BOOK 11639 PAGE 139

Name and Address of Property Owner:

Louis Gino Marchetti, Sr. and wife, Betty M. Marchetti
3605 Meadow Drive
Nashville, TN 37215

Send Tax Bills to:

Louis Gino Marchetti, Sr. and wife, Betty M. Marchetti
3605 Meadow Drive
Nashville, TN 37215

Property Address:

3605 Meadow Drive
Nashville, TN 37215

Map/Parcel #:

117-1-92/07DA05240

3:04 PM 30 0101 CBCHECK 717.70

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **August, 1999** between **George E. Ward and Ben E. Ward, as tenants in common with the right of survivorship,** GRANTORS, **and Louis G. Marchetti, Sr. and wife, Betty M. Marchetti,** GRANTEES.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS' right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, and being Lot No. 20 A & B on the plan of Meadowlawn, (Central Drive, as shown on said plan, is now known as Meadow Drive), as of record at Book 974, Page 35, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

BEING the same property conveyed to George E. Ward and Ben E. Ward, as tenants in common with the right of survivorship by deed from Carolyn Conner Beard and Emmett Lewis Conner, Jr., as sole heirs-at-law of Emmett L. Conner, deceased of record in Book 10018, Page 635 Register's Office for Davidson County, Tennessee.

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

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

06296686
IDENTIF. & REFERENCE
99 AUG 30 AM 9:16

George E. Ward

Ben E Ward by G W f

Ben E. Ward, by George E. Ward, Atty.-in-fact
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **George E. Ward**, 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, at Nashville, Tennessee, this the 23rd day of August, 1999.

Notary Public

My Commission Expires: 7-26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **George E. Ward,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has executed the within instrument for the purposes therein contained and who further acknowledges that he is the **"Attorney-In-Fact"** for **Ben E. Ward** and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of August, 1999.

Notary Public

My Commission Expires: 7-26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 **$191,000.00** 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

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of August, 1999.

Notary Public

My Commission Expires: 7-26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

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0629686

BUSINESS REFERENCE

99 AUG 30 AM 9:06

CAMT
191000.00
CON TX 706.70
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 717.70
CHECK 717.70

08/30/99 01 09:07 0001 1900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509964