WARRANTY DEED

Instr:200001280009284 Page: 1 OF 2
REC'D FOR REC 01/28/2000 1:22:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $166.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES: 10-17-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. H. PURSELL (NAME)	SAME (NAME)	MAP [illegible] PARCEL 87.00
414 UNION STREET SUITE 1850 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37219-1783 (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, Bernard J. Velluti, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. H. PURSELL

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. 26A and part of Lot No. 22 on the Plan of Waddeys River Bluff Subdivision as of record in Book 843, page 101, said Register's Office.

SAID Lot No. 26A fronts 77 feet on the westerly side of Claypool Street, now called Moss Rose Drive, and runs back 158 feet on the northerly line and 146 feet 8 inches on the southerly line to a dead line and measures 85 feet thereon.

Said part of Lot No. 22 beginning at a point in the westerly margin of Claypool Street at the corner of Lots 22 and 26A; thence with the margin of said Street, southerly 10 feet to the northeast corner of the property conveyed to Martha Malone Gerow by deed from J.E. Weatherford, Sr., et ux, of record in Book 1905, page 395, said Register's Office; thence along Gerow's northerly line westerly 147 feet more or less, to the corner of Lots 24 & 26A; thence with the line between said Lots 26A; thence with the line between Lots 26A & 22, easterly 146 feet 8 inches to the beginning.

Being the same property conveyed to Bernard J. Velluti, unmarried by Deed of record in Book 6815, page 812, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4123 Moss Rose Drive, Nashville, TN 37216
(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 my hand this 17th day of January, 2000

Bernard J. Velluti

Bernard J. Velluti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernard J. Velluti, unmarried

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 GOODLETTSVILLE, TN, Tennessee, this 17th day of January, 2000

Commission expires 9/23/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public