THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

Instr:200003070022925 Page: 1 OF 2
REC'D FOR REC 03/07/2000 9:05:41AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $152.60

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Michele J. Venuto<br>1301 Neely's Bend Rd., Apt. A-10<br>Madison, TN 37115 | Same as New Owner | Map 52-16A<br>Parcel 10 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LARRY ENNIS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MICHELE J. VENUTO, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment located in Davidson County, State of Tennessee, described as follows: Apartment Unit No. A-10 of Neely's Bend Condominium created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, Register's Office for said County, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is here made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

BEING the same property conveyed to Larry Ennis, a single man, by deed from David A. Palmer, a single man, of record in Book 6971, page 617, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1301 Neely's Bend Road, Apartment A-10, Madison, Tennessee 37115.

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, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, and which will be paid, in full, by the GRANTEE, when due.

2. The Plan of record in Book 5200, page 200, said Register's Office.

*THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES WITHOUT A TITLE SEARCH BY THE PREPARER.*

3. Master Deed of Neely's Bend Condominium of record in Book 5483, page 86, said Register's Office.

4. By-Laws of Neely's Bend Condominium of record in Book 5483, page 124, said Register's Office.

5. Charter of Neely's Bend Condominium Associations, Inc. of record in the Office of the Secretary of State of Tennessee under document No. 00090 01074 and in Book 5476, page 765, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

LARRY ENNIS, single

"GRANTEE"

MICHELE J. VENUTO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY ENNIS, single and MICHELE J. VENUTO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of January, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $41,242.54.

Affiant

Sworn to and subscribed before me, this the 10th day of January, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001