File in Box No. 19 B
#00-3-20-B

PREPARED BY:

Taylor, Pigue, Marchetti & McCaskill, PLLC
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

RETURN TO:

Peter Weiss, Attorney at Law
761 Old Hickory Boulevard
Brentwood, TN 37027

Name and Address of Property Owner:

Courtney E. Nokes and James S. Hartley
821 Nashua Court
Nashville, TN 37209

Send Tax Bills to:
FIRST HORIZON HOME LOAN
CORPORATION d/b/a SUNBELT
4000 Horizon Way
Irving, Texas 75063

Property Address:

821 Nashua Court
Nashville, TN 37209

Map/Parcel #:

91-5-267/08DA62251

Instr:200004180038773 Page: 1 OF 2
REC'D FOR REC 04/18/2000 12:47:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $336.70

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **April, 2000** between **The Marchetti Company, a Tennessee Corporation, GRANTOR**, and **Courtney E. Nokes, unmarried, and James S. Hartley, unmarried,** 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 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 City of **NASHVILLE**, county of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan Brookewood Phase Two of record in Book 8250, Page 877, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to The Marchetti Company, a Tennessee Corporation, by Quitclaim Deed from Kevin and Cynthia McGinn of record in Book 11459, Page 377, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, GRANTEES' heirs, successors and assigns forever. The GRANTOR does convenant and agree with the said GRANTEES 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 therteto 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

By: _____
Michael V. Marchetti, President
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid, personally appeared **Michael V. Marchetti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **The Marchetti Company, a Tennessee Corporation**, and in my presence affixed his signature to the within instrument, further acknowledging that he did so in his capacity as such officer of said corporation, for the purpose of binding the company thereto, for the purposes therein contained, having been fully authorized so to do.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 13th day of April, 2000.

_____
Notary Public

My Commission Expires: 7-26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **$91,000.00** 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 13th day of April, 2000.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2003