Instr:200004280042312 Page: 1 OF 2
REC'D FOR REC 04/28/2000 2:43:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **27th** day of **April, 2000** between **Estate of Joseph P. Sbuttoni, ,** GRANTOR, and **Land Enterprises, LLC ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 8 and southerly part of Lot No. 7 on the Plan of Belmont Terrace Annex No. 1, as of record in Book 421, page 182, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 60 feet on the westerly side of Brightwood Avenue and run back between lines 185 feet, more or less, to an alley on which they measure 50 feet.

Being the same property conveyed to Jospeh Peter Sbuttoni by Warranty Deed from Bart Sbuttoni and wife, Dorothy Scott Sbuttoni; Mary Sbuttoni Allman and husband David Allman of record in Book 5949, page 605, Register's Office for Davidson County, Tennessee.

Said Joseph Peter Sbuttoni having since died leaving last will and testament found in the Davidson County Probate Court under Docket Number 00P2154. Said Last Will and Testament leaves said property to his closest relavtive, Mrs. Mary Rose Sbuttonei Allman, his sister.

Subject to all matters of record in Book 421, page 182, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 3015 Brightwood Avenue, Nashville, Tennessee 37212.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **27th** day of **April, 2000.**

Estate of Joseph P. Sbuttoni

Mary Rose Sbuttoni Allman, Heir

Mary Rose Sbuttoni Allman, Heir

Mary Rose Sbuttoni Allman, Executrix

MARY ROSE SBUTTONI ALLMAN, EXECUTRIX

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary Rose Sbuttoni Allman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Executrix and Heir of the The Estate of Joseph P. Sbuttoni, and that he/she as such Executrix and Heir executed the foregoing instrument for the purpose therein contained by signing the name of The Estate of Joseph P. Sbuttoni by him/her self as Executrix and Heir. Witness my hand and official seal this 27th day of April, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $150000

Affiant

Subscribed and sworn before me this 27th day of April, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Land Enterprises, LLC
3015 Brightwood Avenue
Nashville, Tennessee 37212

Send Tax Bills to:
Franklin National Bank
P.O. Box 625
Franklin, Tennessee 37065-0625

Map & Parcel Number:

Map 117-8 Parcel 19