WARRANTY DEED



Instr:200005010042545 Page: 1 OF 2
REC'D FOR REC 05/01/2000 9:39:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRAIG HUSEBY	NEW OWNER	MAP 117-11
(NAME)	(NAME)	
133 Heady Drive		PARCEL 012.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		16DA-02130
(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, DIONA DEVINCENZI AND HUSBAND, GERALD F. DOUGLAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG HUSEBY AND WIFE, NICOLE HUSEBY

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. 153A on the Plan of Devincenzi's Subdivision of Lot 153 of the north part of Noel's Subdivision of Watkins Grove, of record in Plat Book 9700, page 783, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Diona P. Devincenzi by Deed from Sharon Orr, of record in Book 9542, Page 928, and all of the property conveyed to Diona Devincenzi in Book 9893, page 30, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

GERALD F. DOUGLAS, spouse of the above named DIONA DEVINCENZI, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

CONTINUED ON PAGE TWO

unimproved (X)
This is improved ( ) property, known as 3431 Hopkins Street, Nashville, TN 37215
(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 our hand s this 28th day of April, 2000

DIONA DEVINCENZI

GERALD F. DOUGLAS

BY: DIONA DEVINCENZI, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within 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, a _____, 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 _____, 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

CONTINUATION OF LEGAL DESCRIPTION

THIS instrument is being executed in behalf of GERALD F. DOUGLAS pursuant to a Power of Attorney executed by same on the 7th day of April, 2000, and being filed for record simultaneously herewith.

DIONA DEVINCENZI AND DIONA P. DEVINCENZI ARE ONE AND THE SAME PERSON.

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 DIONA DEVINCENZI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 28th day of April, 2000.

_____
Notary Public

My Commission Expires: 5/27/01

KIMBERLY R. DOUGLAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of April, 2000, before me personally appeared DIONA DEVINCENZI to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GERALD F. DOUGLAS and acknowledged that he executed the same as the free act and deed of said GERALD F. DOUGLAS.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 5/27/01

KIMBERLY R. DOUGLAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY