Instr:200006010054641 Page: 1 OF 2
REC'D FOR REC 06/01/2000 2:34:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $491.73

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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17216**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $132,900.00. Peggie J. Anderson Affiant Subscribed and sworn to before me this 31st day of MAY, 2000. GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Peggie J. Anderson 7725 Poplar Ridge Drive Nashville, Tennessee 37221	Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, Texas 75266-0694	MAP 141-6-A PAR 45.00 CO FB 09D 82971

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE MARTOCCI FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PEGGIE J. ANDERSON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7725 Poplar Ridge Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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 has executed this instrument on this 31st day of MAY, 2000.

THE MARTOCCI FAMILY LIMITED PARTNERSHIP

By: Filbert J. Martocci, Jr., General Partner GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Filbert J. Martocci, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the general partner of THE MARTOCCI FAMILY LIMITED PARTNERSHIP, the maker, or a constituent of the maker and is authorized by the maker or by its constituents, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of MAY, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Four Poplar Ridge, as of record in Plat Book 9700, page 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Filmar Funding Company by Trustee's deed from F.B. Murphy, Jr., Trustee appearing as Instrument No. 200004030032705, said Register's Office. Title being vested in Rhonda Martocci, d/b/a Filmar Funding Company, a sole proprietorship by Instrument of Correction of Deed being recorded immediately prior hereto. Title being further vested in The Martocci Family Limited Partnership by quitclaim deed being recorded immediately prior hereto.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8113, page 105, Book 10322, page 76, Book 8113, page 116; (3) Easements of record in Book 8292, page 975, Book 787, page 17, Book 4364, page 895, Book 4116, page 151, Book 3033, page 185, Book 9612, page 396; (4) Dedication of record in Book 8292, page 969; (5) Charter of record in Book 8232, page 501; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 150 and Book 9700, page 119, said Register's Office.