Instr:200007070067414 Page: 1 OF 2
REC'D FOR REC 07/07/2000 10:50:00AM
RECORD FEE: $11.00
TAX: $0.00 T. TAX: $340.40

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Clarence E. Elrod
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

30th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES 11/14/00

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clarence E. Elrod (NAME)	Same (NAME)	84-16-214
2537 Lebanon Rd. ~~229 Shady Grove Road~~ (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

FOR AND IN 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, **Anthony F. Lorino and Martha S. Lorino, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence E. Elrod, married** 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. 4, on the plan of B.H.W. Corporation Subdivision, as shown on plat of record in Book 5200, Page 555, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. In addition thereto a fee simple interest in one-half of a private drive leading from Lot No. 4 to the easterly margin of Shady Grove Road; and, in addition thereto an easement over the other one-half of said twenty foot private drive from Lot No. 4 to the easterly margin of Shady Grove Road; and additionally grantees, successors and assigns , shall jointly share with grantors, successors and assigns, the right to install, maintain, repair and replace, as necessary, within the confines of said twenty foot roadway and within the confines of the twenty foot sewer easement of record in Book 5078, pages 446 and 449; such sewer and water lines as may be necessary for the purposes of serving Lots No. 2, 3, 4, and/or 5 on said plan;

SAID LOT NO. 4, on said plan begins at a point marked by an iron pin at the northeasterly corner of the property conveyed to Donelson Air Conditioning Company, Inc. by deed of record in Book 5613, page 408, Register' Office for Davidson County, Tennessee; said point also marking the southeasterly corner of the property conveyed to J. Gary Allen by deed of record in Book 5807, page 454, said Register's Office; thence S 87 deg. 39' 08" East 159 feet along the southerly margin of the Tennis Center (Lot No. 5 on said Subdivision) to an iron pin in the westerly margin of the Thomas L. Goodard Property of record in Book 5149, page 816, said Register's Office; thence with the westerly line of Goodard S 2 deg. 11' 20" West 118.36 feet to an iron pin at the northeasterly corner of Lot No. 3 on said Subdivision; thence N 85 deg. 50' 56" West 159.08 feet to a point; thence N 2 deg. 11' 20" East 115 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Anthony F. Lorino and wife, Martha S. Lorino, as tenants by the entireties , by Deed of Record in Book 6482, Page 456, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

The signature of Martha S. Lorino is signed by his/her duly appointed attorney-in-fact Anthony Lorina , pursuant to the Power of Attorney recorded simultaneously herewith.

unimproved ( )

This is improved (XX) property, known as 229 Shady Grove Road, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 30th day of June, 2000.

Anthony F. Lorino

By: Anthony F. Lorino

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 Anthony F. Lorino, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of June, 2000.

Commission expires 11/4/00

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2000.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Anthony Lorino , attorney-in-fact for Martha Lorino , 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 Anthony Lorino is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2000.

My Commission Expires: 11/4/00

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282