Instr:200007260073982 Page: 1 OF 2
REC'D FOR REC 07/26/2000 2:23:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1015.65

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of July, 2000.

Notary Public

My Commission Expires: 12/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Anne B. Wallace and Marian F. Harrison
3719 Brighton Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Anne B. Wallace & Marian Harrison
110 Brighton Close
Nashville, TN. 37205

MAP-PARCEL NUMBERS:
Map/Parcel: 104-13-0-140.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joann Catignani Andrews, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Anne B. Wallace and Marian F. Harrison, as joint tenants with rights of survivorship** hereinafter referred to as 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Brighton Place, as of record in Book 2083, page 67 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 89.75 feet on the southerly side of Brighton Road and extends back between parallel lines 375 feet to a dead line.

Being the same property conveyed to Andrew Joseph Catignani and wife, Edith E. Catignani by deed from Floyd Adkisson and wife, Cora Lee Adkisson of record in Book 2291, page 473, July 23, 1954, said Register's Office. Then this being the same property conveyed to Jo Ann Catignani Andrews by will from Edith E. Catignani dated February 17, 1983 and recorded in Will Book 216, page 371, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 2083, Page 67, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3719 Brighton Road, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 19th day of July, 2000.

Joann Catignani Andrews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joann Catignani Andrews, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2000.

Notary Public

My Commission Expires 12/22/01

02149-BW