PREPARED BY (AND RETURN TO):

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Instr:200007270074278 Page: 1 OF 2
REC'D FOR REC 07/27/2000 2:13:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $813.63

W & I Ref: (gj) Title No: 41822

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia H. Binkley 3800 Auburn Lane Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 116-12-57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 219900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen J. Materazzi, Jr. and spouse, Laura A. Materazzi,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia H. Binkley,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Sumner County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 3, Block "F" on the Plan of Woodmont Lane Home Sites, as of record in Book 1130, page 13, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, May 27, 1948, as follows:

BEGINNING at a point in the easterly margin of Auburn Lane at the corner of Lots Nos. 2 and 3; thence with the easterly margin of said Lane, northwardly 65.1 feet to the beginning of a curve; thence around said curve in a northeasterly direction 24.4 feet to the southerly margin of Woodmont Lane; thence with the same easterwardly 69 feet; thence southeastwardly 134.5 feet to the common corner of Lots Nos. 1, 2 and 3 of Block "F" on said Plan; thence with the line between said Lots Nos. 2 and 3, westwardly 145.2 feet to the point of beginning.

BEING the same property conveyed to Stephen J. Materazzi, Jr., and wife, Laura A. Materazzi by deed from Norman O. Morgan, unmarried, of record in Book 11294, page 679, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 13, said Register's Office, which Plan shows a 40 foot minimum building setback line from Auburn Lane and Woodmont Lane.

This is improved property, known as: 3800 Auburn Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of July, 2000.

Stephen J. Materazzi, Jr.

Laura A. Materazzi

State of Tennessee
County of Williamson

On this 26th day of July, 2000, before me the undersigned authority, personally appeared **Stephen J. Materazzi, Jr.** and **Laura A. Materazzi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 219900.00

Affiant

Sworn and subscribed before me on the 26th day of July, 2000.

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public