39-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:200008010075878 Page: 1 OF 2
REC'D FOR REC 08/01/2000 12:03:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $777.00

W & I Ref: (st) Title No: 41784
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher R. Esposito Heidi S. Esposito 242 Cherokee Road Nashville, TN 37205	**Suntrust Bank** **201 Fourth Avenue N/7th Floor** **Nashville, TN 37219**

TAX MAP-PARCEL NUMBERS: 103-12-42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 210,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jill D. Turner, now known as Jill T. Gonas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher R. Esposito and spouse, Heidi S. Esposito,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 53 of Block I on the Map of Cherokee Park, 3rd Section, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 60 feet on the easterly side of Cherokee Road and runs back 234.86 feet on the northerly line and 186.12 feet on the southerly line, to a dead line in the rear on which it measures 80.66 feet, said rear line being a broken line.

Being the same property conveyed to Jill D. Turner by deed from Charles C. McDaris, Jr., individually and Mary Jane McDaris Polley, individually and as Co-Personal representatives of the Estate of Charles C. McDaris, Sr. Deceased.

John S. Gonas, spouse of Jill T. Gonas, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The above conveyance is subject to; Taxes for the year 2000 and subsequent years; The Plan of record in Book 843, Pages 2 and 3, said Register's Office, shows an owner's certificate, a 35 foot minimum setback line from Cherokee Road and easement (s) for public utility purposes.

This is improved property, known as: 242 Cherokee Road , Nashville, TN 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 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.

Jill T. Gonas
Jill T. Gonas

John S. Gonas
John S. Gonas

State of Tennessee
County of Davidson

On this 26th day of July, 2000, before me the undersigned authority, personally appeared **Jill T. Gonas and John S. Gonas** 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: 7-26-2003

Notary Public

State of Tennessee
County of Davidson

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: $ 210,000.00

Affiant

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

My Commission Expires: 9-29-2001

Notary Public