B0444

WARRANTY DEED

Instr:200008310086456 Page: 1 OF 2
REC'D FOR REC 08/31/2000 3:42:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $463.98

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,400.00

Tabby W. Oldham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) Exp. 03/24/2001

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tabby W. Oldham	SunTrust Bank	MAP 141-12-B
(NAME)	(NAME)	
7113 Bay Cove Trail	1 Park Place, N.E.	PARCEL 29 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Atlanta, Ga 30303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Benjamin David Gerace and wife, Megan Tracy-Moore Gerace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tabby W. Oldham

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. 91 on the Plan of Phase 2, Southampton of record in Book 5200, page 595, as amended in Book 6150, page 298, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Benjamin David Gerace and wife, Megan Tracy-Moore Gerace by deed from Gregory S. Perrone, Trustee, of record in Book 11624, page 213, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 595, as amended in Book 6150, page 298, said Register's Office; (c) restrictive covenants of record in Book 6120, page 430 and Book 6189, page 940, said Register's Office; (d) Charter of record in Book 6323, page 133, said Register's Office; (e) Bylaws of record in Book 6355, page 517, said Register's Office; and (f) easements of record in Book 10504, page 462, Book 5183, page 944 and Book 6009, page 51, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7113 Bay Cove Trail, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 30th day of August, 2000

Benjamin David Gerace

Megan Tracy-Moore Gerace

Megan Tracy-Moore Gerace

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 Benjamin David Gerace and wife, Megan Tracy-Moore Gerace

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August

Commission expires _____

Notary Public

ROBERT HOUSE RUGGS
NOTARY
PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
Exp. 03/24/2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public