Davidson County DEEDWARR
Recvd: 09/08/00 10:48 3pgs
Fees:15.00 Taxes:240.13
20000908-0089117

This Instrument Prepared by J. Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AREL-02699

WARRANTY DEED

THIS INDENTURE, made this 14th day of July, A.D., 2000, between **CYNTHIA A. GONZALEZ, unmarried, now known as CYNTHIA A. VALENTINE AND CHRISTOPHER VALENTINE, wife and husband**

Tennessee, First Parties, and

ALICE G. RAIMONDI

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 of Block 3, on the Plan of Berryville, W.A. Bryan's Subdivision, of the Berry Tract of record in Book 421, page 117, Register's Office for said County.

BEING the same premises which Kenneth J. Armstrong ET UX EL AL ,by Deed dated 10-23-97 and recorded in Davidson County, Tennessee in Deed Book Volume 10657, Page230&c., granted and conveyed unto Cynthia a. Gonzalez, unmarried, now known as Cynthia A. Valentine and Christopher Valentine, wife and husband, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except as on Exhibit A attached hereto.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Cynthia A. Valentine (L.S.)
Cynthia A. Valentine

_____(L.S.) Christopher Valentine (L.S.)
Christopher Valentine

STATE OF ~~TENNESSEE~~ OHIO }
COUNTY OF LUCAS }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **CYNTHIA A. GONZALEZ, unmarried, now known as CYNTHIA A. VALENTINE AND CHRISTOPHER VALENTINE, wife and husband,** the within named bargainor, 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 office, in Lucas
this 14th day of July, ~~19~~ 2000

Notary Public

My Commission expires 2/7/2004

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER ALICE C. RAIMONDI
ADDRESS 4333 WOODS STREET
OLD HICKORY, TN 37138

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
FLEET MORTGACE CORP.
ADDRESS 1333 MAIN STREET, COLUMBIA, SC 29201

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $64,900.00. Affiant Amanda Nordman

Subscribed and sworn to before me this 31st day of August, 2000.

Notary Public

My Commission Expires NOV. 25, 2000

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 64-13, PARCEL 25).

2. All matters as set forth on the Plan of record in Plat Book 421, page 117, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.