47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Elizabeth C. Benton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LAW

G-5152-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth C. Benton (NAME)	The Farmers Bank (NAME)	MAP 51-15 A
420 Walton Lane, Unit M-75 (ADDRESS)	3102 Highway 31 W (ADDRESS)	PARCEL 75
Madison, TN 37115 (CITY) (STATE) (ZIP)	White House, TN 37188 (CITY) (STATE) (ZIP)	11DZ17349

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, Filbert J. Martocci and Rhonda A. Martocci, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth C. Benton, unmarried

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:

BEING Unit No. M-75 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to Filbert J. Martocci, Jr. and wife, Rhonda A. Martocci by deed from Quail Creek, Inc., a Tennessee Corporation, of record in Book 6556, Page 636, Register's Office for said County.

Filbert J. Martocci, Jr. and Rhonda A. Martocci having since divorced, both unmarried.

Rhonda A. Martocci executes this instrument as Attorney In Fact for Filbert J. Martocci, Jr. pursuant to Power of Attorney recorded simultaneously herewith.

Filbert J. Martocci, Jr. and Filbert J. Martocci being one and the same person.

Davidson County DEEDWARR
Recvd: 09/14/00 14:05 2pgs
Fees:11.00 Taxes:177.60

20000914-0091553

unimproved ( )
This is improved (X) property, known as 420 Walton Lane, Unit M-75, Madison, TN 37115
(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 8th day of September 2000

Filbert J. Martocci

By: Rhonda A. Martocci
Rhonda A. Martocci, Attorney-in-fact

Rhonda A. Martocci

DCTN01WC

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 ~~Filbert J. Martocci and~~ Rhonda A. Martocci, ~~the bargainor~~ ~~Rhonda A. Martocci~~, 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 Goodlettsville, Tennessee, this 8th day of September, 2000.

Commission expires 10-25-03

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RHONDA A. MARTOCCI to me known to be the person who executed the foregoing instrument on behalf of FILBERT J. MARTOCCI, and acknowledged that she executed the same as the free act and deed of the said FILBERT J. MARTOCCI.

Witness my hand and official seal at Goodlettsville, Tennessee.

NOTARY PUBLIC

My commission expires: 10-25-03

NOTARY PUBLIC AT LARGE