PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41861
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/18/00 14:16 2pgs
Fees:11.00 Taxes:932.40
20000918-0092496

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark A. Antonini Niki S. Antonini 5732 Templegate Drive Nashville, TN 37221	Union Planters Bank 2019 Richard Jones Rd., Ste. 300 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 156-09-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 252,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicholas Jiran and spouse, Emily M. Jiran,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Antonini and spouse, Niki S. Antonini,** 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 No. 9 on the Plan of Section Two, Revised Templegate of record in Plat Book 6900, Page 102, Register's Office for said County

Said Lot No. 9 fronts 199.24 feet on the broken southerly margin of Templegate Drive and extends back 184.55 feet on the easterly line and 164.43 feet on the westerly line to a dead line in the rear, measuring 140.71 feet thereon.

Being the same property conveyed to Nicholas Jiran and wife, Emily M. Jiran by deed from Susan M. Kile, formerly Susan M. Zenk-Bolthouse of record in Book 10071, Page 982, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 102, said Register's Office, which Plan shows a 30 foot minimum building setback line from Templegate Drive and a 10 foot easement for public utility and drainage purposes along the westerly side & rear line(s); Restrictive covenants of record in Book 6766, Page 754, said Register's Office

This is improved property, known as: 5732 Templegate Drive, Nashville, TN 37221

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 15th day of September, 2000.

Nicholas Jiran

Emily M. Jiran

State of Tennessee
County of Davidson

On this 15th day of September, 2000, before me the undersigned authority, personally appeared **Nicholas Jiran** and **Emily M. Jiran**, 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: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 252,000.00

Affiant

Sworn and subscribed before me on the 15th day of September, 2000.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004