WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/00 14:40 2pgs
Fees:11.00 Taxes:1905.50

20001002-0097302

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2000

Notary Public

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

PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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
Suzanne M. Roddy	SAME	MAP 130-8
(NAME)	(NAME)	
4341 Sneed Road		PARCEL 41
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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, Albert J. Del Favero, Jr. and wife, Sara P. Del Favero

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUZANNE M. RODDY, MARRIED

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 the northerly one-half of Lot No. 14 and that part of a five-foot reserved strip immediately west of same on the Plan of Belle Meade Annex of record in Book 547, page 66, Register's Office for Davidson county, Tennessee.

Said part of Lot No. 14 fronts 100 feet on the westerly side of Sneed Road and together with said reserved strip, running back between parallel lines 300 feet to a dead line.

Together with the property conveyed herein is the Driveway Easement Agreement of record as Instrument #20000926-0095229, said Register's Office. No insurance is afforded as to this easement.

Being the same property conveyed to Albert J. Del Favero, Jr. and wife, Sara P. Del Favero by General Warranty Deed from John W. Cantrell, an unmarried person, of record in Book 9003, page 291, 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 547, page 66, said Register's Office; and (c) sewer easement of record in Book 5258, page 540, said Register's Office.

Together with the property conveyed herein is the Driveway Easement Agreement of record as Instrument #20000926-0095229, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4341 Sneed Road, Nashville, Tennessee 37215
(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 29th day of September, 2000

Albert J. Del Favero, Jr. by Sara P. Del Favero, Attorney in Fact

Sara P. Del Favero

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 Sara P. Del Favero

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2000.

Commission expires Exp. 03/24/2001

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 29th day of September, 2000, before me personally appeared Sara P. Del Favero, to me known to be the person who executed the foregoing instrument on behalf of Albert J. Del Favero, Jr. and acknowledged that she executed the same as the free act and deed of Albert J. Del Favero, Jr.

Witness my hand and seal this 29th day of September, 2000.

Notary Public