Box 43

PREPARED BY & RETURN TO:
**Taylor, Pigue, Marchetti & McCaskill, PLLC**
**Attorneys at Law**
**2908 Poston Avenue**
**Nashville, TN 37203**
**(615) 320-3225**

Davidson County DEEDWARR
Recvd: 10/17/00 15:44 2pgs
Fees:11.00 Taxes:980.50
20001017-0103082

Name and Address of Property Owner:

**Michael V. and Teresa T. Marchetti**
**3614 Hampton Avenue**
**Nashville, TN 37215**

Send Tax Bills to:

**Michael V. and Teresa T. Marchetti**
**3614 Hampton Avenue**
**Nashville, TN 37215**

Property Address:

**3613 Hampton Avenue**
**Nashville, TN 37215**

Map/Parcel #:

**117-5-62**

## WARRANTY DEED

**THIS INDENTURE** is made and entered into this 13th day of **October, 2000** between **Mary Elizabeth Bennett, widow,** GRANTOR, and **Michael V. Marchetti and wife, Teresa T. Marchetti,** GRANTEES.

**W I T N E S S E T H**: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 18 on the plan of the Henry Sperry Subdivision of record in Book 974, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Albert G. Bennett and wife, Mary Elizabeth Bennett by deed from Chas. B. Grisham and wife, Mary Lou Stewart Grisham of record in Book 1308, Page 19, Register's Office for Davidson County, Tennessee. Albert G. Bennett has since died, vesting title solely in the name of Mary Elizabeth Bennett.**

**This conveyance is subject to any and all existing restrictions and easements of record.**

**Property address: 3613 Hampton Avenue, Nashville, TN 37215**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, GRANTEES' heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEES that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

**WITNESS** my hand on this the 13th day of October, 2000.

Mary Elizabeth Bennett by Ann Bennett Graham, Attorney-In-Fact
**Mary Elizabeth Bennett, by Ann Bennett Graham,**
**Attorney-In-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Ann Bennett Graham**, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for **Mary Elizabeth Bennett**, and acknowledges that she executed the same as the act of her principal for the purpose therein contained.

**WITNESS** my hand and official seal, at Nashville, Tennessee, this the 13th day of October, 2000.

Claudia M. McCool
Notary Public

My Commission Expires: 5-30-2004

CLAUDIA M. McCOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$265,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Victoria A MacNeil
Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of October, 2000.

Claudia M. McCord
Notary Public

My Commission Expires: 5-30-2004