PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Davidson County DEEDWARR
Recvd: 10/25/00 14:12 4pgs
Fees:19.00 Taxes:339.48
20001025-0105879

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **October, 2000** between **JOHN KEVIN MAJESKI and wife, KIMBERLY S. MAJESKI** , GRANTOR, and **STEVE TERRAL and JULIE BRYANT, husband and wife** , GRANTEE.

WITNESSETH: 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 City of **Nashville,**. County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING Unit 17 of Heritage Village of Priest Lake Park Condominiums of record in Book 4860, Page 98, said Register's Office, and by Master Deed of record in Book 5097, Page 855, as amended in Book 5192, Page 243, said Register's Office, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed unto John Kevin Majeski, unmarried, herein by Warranty Deed from James W. Stell and wife, Alisa Ogden Stell, dated April 28, 1995, and recorded May 2, 1995, of record in Book 9660, Page 11, in the Register's Office for Davidson County, Tennessee. John Kevin Majeski has since married Kimberly S. Majeski.

This conveyance is subject to taxes for the year 2000 which have been prorated and assumed by Grantee(s); any and all existing easements and restrictions of record, Restrictive Covenants of record in Deed Book 5097, Page 855, as amended in Book 5192, Page 243, Book 5292, page 747, and Book 5292, page 749, Register's Office for said County; and Homeowner's Association Dues.

Kimberely S. Majeski, spouse of John Kevin Majeski, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property, now or hereafter.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

JOHN KEVIN MAJESKI
Signature of Seller

KIMBERLY S. MAJESKI
Signature of Seller

INDIVIDUAL

STATE OF INDIANA)
COUNTY OF MADISON)

Personally appeared before me, a Notary Public of said County and State, **JOHN KEVIN MAJESKI and wife, KIMBERLY S. MAJESKI**, the within named bargainors, 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, at office, this **20th** day of **October, 2000.**

Rebecca E. Estle
Notary Public

My Commission Expires: 1/13/01

Name and Address of Property Owner:

STEVE TERRAL and JULIE BRYANT

Property Address:

3868 Priest Lake Drive
Nashville, Tennessee 37217

Person Responsible for Taxes:

SAME

Parcel #: 136-3-C/59.00

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 **$91,750.00** 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.

Michelle Pumley
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **October, 2000.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

Tisha C. Baldwin
Notary Public

My Commission expires

My Commission Expires: _____

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113