RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39423** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 340,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 20TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
James Sagorac and
Michael Cronin
2500 BARTON AVE
NASHVILLE, TN 37212

SEND TAX BILLS TO:
SAME

MAP-PARCEL #
92-16-333
10W 6500

Davidson County DEEDWARR
Recvd: 11/22/00 08:56 2pgs
Fees:11.00 Taxes:1258.00

20001122-0115264

FOR AND IN 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, THE ESTATE OF LOUIS J. ROTTERO, JR., BY THE SURVIVING HEIRS, NAMELY JOHN FARQUAR, JR., IMELDA JOSEPHINE ROTTERO EVERHART, EUGENE EDWARD ROTTERO, CELESTE ROTTERO BROOKS NORMAN, AND CONSTANCE ROTTERO DAUGHERTY**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES SAGORAC and MICHAEL CRONIN**

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 Lot No. 137 in the O. B. Hayes Plan of Small lots, as of record in Plan Book No. 1, page 69, Chancery Court of Nashville, Tennessee.

Said Lot No. 137 fronts 50 feet on the westerly side of 18th Avenue, South, formerly Lamar Street; and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Louis J. Rottero, Jr., by Executor's Deed from the Estate of Clara May Rottero of record in Book 7183, page 937, Register's Office for Davidson County, Tennessee. Louis J. Rottero, Jr., has since died and his Will is probated in Case No. 95P-11, Probate Court of Davidson County, Tennessee leaving the residuary estate to his mother and five brothers and sisters enumerated therein who shall survive, share and share alike. At the time of his death, the survivors included all of the above Grantors except John Farquar, Jr., who takes the interest of his mother, Rita Claire Rottero Farquar, who was alive at the time of the death of Louis J. Rottero, Jr., but has since died.

The Estate having been closed prior to the conveyance of this property, this instrument is executed by Eugene Edward Rottero and Constance Rottero Daugherty, as Co-Executors and the surviving heirs which includes the said Co-Executors.

Unimproved ( )
This is improved (X) property, known as **801 18th Avenue, South, Nashville, Tennessee 37203**
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 HANDS THIS 20th DAY OF NOVEMBER, 2000.

John L. Farquhar II
JOHN FARQUAR, JR., HEIR

Imelda Josephine Rottero Everhart
IMELDA JOSEPHINE ROTTERO EVERHART

Eugene E. Rottero
EUGENE EDWARD ROTTERO, CO-EXECUTOR AND HEIR

Celeste Rottero Brooks Norman
CELESTE ROTTERO BROOKS NORMAN, HEIR

Constance Rottero Daugherty
CONSTANCE ROTTERO DAUGHERTY, CO-EXECUTOR AND HEIR

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 JOHN FARQUAR, JR., IMELDA JOSEPHINE ROTTERO EVERHART, EUGENE EDWARD ROTTERO, CELESTE ROTTERO BROOKS NORMAN AND CONSTANCE ROTTERO DAUGHERTY, the 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 and official seal at Nashville, Tennessee, this the 20TH DAY OF NOVEMBER, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires SEPT 2002