File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #00-11-36-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Wilma Jean Cathey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2000.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILMA JEAN CATHEY	"NEW OWNER"	MAP 092-10
(NAME)	(NAME)	
3004 Richlacres Drive		PARCEL 059
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		FB #11W-75600
(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, JOSEPH L. SCHIPANI AND PATRICK HENRY SCHIPANI, AS DEVISEES UNDER THE WILL OF JOSEPH FRANK SCHIPANI (AKA JOE SHIPANI), DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILMA JEAN CATHEY

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 southerly 29 feet of Lot No. 8 on the Map of Charlotte Heights, as of record in Book 57, Page 169, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 29 feet on the westerly side of 31st Avenue North and runs back between lines 145 feet with the northerly margin of alley to an alley in the rear.

BEING the same property conveyed to Joe Schipani and wife, Mattie P. Schipani, by W. E. Edwards and wife, Hattie Florence Edwards, of record in Book 2014, Page 495, Register's Office for Davidson County, Tennessee. The said Joe Schipani and wife, Mattie P. Schipani having since died and Mattie P. Schipani having predeceased Joe Schipani. By the Will of Joe Schipani, deceased, of record in Will Book 227, Page 633, Probate Court for Davidson County, Tennessee, the subject property was devised to Joseph Schipani and Patrick Henry Schipani.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 405 31st Avenue North, Nashville, TN 37209
(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 22 day of Nov., 2000.

Joseph L. Schipani

JOSEPH L. SCHIPANI,
Devisee

Patrick Henry Schipani

PATRICK HENRY SCHIPANI,
Devisee

Davidson County DEEDWARR
Recvd: 12/21/00 14:38 2pgs
Fees:11.00 Taxes:140.60

20001221-0125325

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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 _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH L. SCHIPANI AND PATRICK HENRY SCHIPANI, as Devisees under the Will of Joseph Frank Schipani (aka Joe Schipani), deceased, 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 Brentwood, Tennessee, this 22nd day of November, 2000.

My Commission Expires: July 28, 2001

Notary Public