Davidson County DEEDWARR
Recvd: 01/29/01 08:57 2pgs
Fees:11.00 Taxes:481.00

20010129-0008288

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39594** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 130,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 26 DAY OF JANUARY, 2001.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 5/26/02

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MARCH EGERTON **4030 Brush Hill Road** **Nashville, TN 37216**	**SAME**	**83-9-481** **18W 13925 and** **83-13-17**

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, JERRY STELMASZAK and wife, PATTY STELMASZAK**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCH EGERTON**

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:

TRACT 1:

LAND in Davidson County, Tennessee, being Lot Nos. 43 and 44 on the East Edgefield Plan, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 50 feet on the westerly side of 12th Street and runs back between parallel lines 170 feet to an alley.

SAID Lot No. 44 fronts 50 feet on the westerly side of 12th Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Jerry Stelmaszak and wife, Patty Stelmaszak by deed from Wayne Wilson and wife, Tina R. Wilson of record in Book 9173, page 537, Register's Office for Davidson County, Tennessee.

TRACT 2:

LAND in Davidson County, Tennessee, being the easterly or front parts of Lots Nos. 45 and 46 on the Plan of East Edgefield, of record in Book 32, page 147, Register's Office for said County.

SAID parts of Lots 45 and 46 adjoin and front together 100 feet on the west side of South 12th Street and runs back between parallel lines 125 feet to a dead line, said Lot No. 46 also fronts on the north side of Russell Street.

BEING the same property conveyed to Jerry Stelmaszak and wife, Patty Stelmaszak by Quitclaim Deed from Metropolitan Development and Housing Agency, of record in Book 10361, page 970, Register's Office for Davidson County, Tennessee and being the same property conveyed to Metropolitan Development and Housing Agency by deed from Ruth Randolph, of record in Book 9486, page 721, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **122 S. 12th Street and 124 South 12th Street, Nashville, TN 37206**
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 26th DAY OF JANUARY, 2001.

JERRY STELMASZAK **PATTY STELMASZAK**

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 JERRY STELMASZAK and wife, PATTY STELMASZAK, 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 26th day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02