STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Stephen M Gervasi
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of March, 2001.

KATHOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/08/01 11:07 2pgs
Fees:11.00 Taxes:629.00
20010308-0022019

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephen M. Gervasi and Patricia C. Gervasi
7451 George Gaines Road
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marion J. Williams, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Stephen M. Gervasi and wife, Patricia C. Gervasi** hereinafter referred to as 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 Lot No. 20 on the plan of Harpeth Estates, Section Five, of record in Plat Book 4595, page 37, Register's Office for said County. Said Lot No. 20 fronts 114.43 feet on the southerly margin of George Gaines Road and extends back 135.5 feet on the easterly line and 141.31 feet on the westerly line to a dead line in the rear, measuring 114.32 feet thereon.

Being the same property conveyed to Marion J. Williams by quitclaim deed from Lucy M. Williams of record in Book 11617, page 257, and from Mary R. Allen, unmarried by instrument of record in Book 11656, page 502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4595, Page 37, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7451 George Gaines Road, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 5th day of March, 2001.

Marion J. Williams

Nellie Jean Williams joins in this transaction to convey any and all interest she may have in said property.

Nellie Jean Williams

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 Marion J. Williams and wife, Nellie Jean Williams, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2001.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

10/22/01
My Commission Expires

02778-ST