RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39659

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/01 12:47 2pgs
Fees:11.00 Taxes:721.50

20010330-0030783

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2001

Notary Public

MY COMMISSION EXPIRES: 9/26/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. White, Jr.	SAME	129-7-39
6508 Melinda Drive		
Nashville, TN, 37205		

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, I/WE,
Sigmund Litoff and wife, Marilyn Litoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
James P. White, Jr. AND WIFE, TINA MARIE WHITE

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. 43 on the Map of West Meade Farms, Inc., Section VI, as of record in Book 2331, page 125, Register's Office for said County. Said Lot No. 43 fronts 151 feet on the northwesterly side of Melinda Drive and runs back between lines 353.5 feet on the southwesterly line and 413.5 feet on the northeasterly line, which is a broken line, to a dead line in the rear on which it measures 48.1 feet.

Being the same property conveyed to Sigmund Litoff and wife, Marilyn Litoff, of record in Book 4532, Page 609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 10-foot easement for public utilities, anchor easement, 100-foot building setback line from Melinda Drive and conditions of owners certificate, as shown on plan of record in Book 2331, page 125, Register's Office for Davidson County, Tennessee, and two restrictive covenants contained in an instrument of record in Book 2542, page 349, Register's Office for said County.

Unimproved ( )
This is improved (X) property known as 6508 Melinda Drive, Nashville, TN 37205

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 my/our hand(s) this 16th day of March, 2001

Sigmund Litoff
Sigmund Litoff

Marilyn Litoff
Marilyn Litoff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sigmund Litoff and wife, Marilyn Litoff, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2001

Notary Public

My Commission Expires: 2002

