PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/02/01 17:27 2pgs
Fees:11.00 Taxes:2271.80
20010402-0031752

W & I Ref: (gj) Title No: 42287
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larry C. Catlett Sydney E. Catlett 415 Wilsonia Avenue Nashville, TN 37205	Same
TAX MAP-PARCEL NUMBERS: 103-13-14	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 614000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia S. Santi, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry C. Catlett and spouse, Sydney E. Catlett,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Hillwood Estates, Section Five, as of record in Plat Book 2133, page 55, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Cynthia S. Santi and spouse, Stephen F. Santi by deed from Donald B. Orr and wife, Edith Miller Orr of record in Book 10494, page 809, Register's Office for Davidson County, Tennessee.

Stephen F. Santi spouse of Cynthia S. Santi joins in the execution of this conveyance to convey and transfer any and all martial rights in the conveyed property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 55, said Register's Office, which Plan shows a 75 foot minimum building setback line from Hillwood Drive, Wilsonia Avenue and Jocelyn Hollow Road and 10 foot easement for utility along the along the northerly and westerly line(s)

This is improved property, known as: 415 Wilsonia Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2001.

Cynthia S. Santi **Stephen F. Santi**

State of Tennessee
County of Davidson

On this 30th day of March, 2001, before me the undersigned authority, personally appeared **Cynthia S. Santi** and **Stephen F. Santi** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 614000.00

Affiant

Sworn and subscribed before me on the 30th day of March, 2001.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003