B04 36

RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
J. MICHAEL MORGAN
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17030SP

Davidson County DEEDWARR
Recvd: 04/18/01 15:29 3pgs
Fees:15.00 Taxes:299.70
20010418-0038530

WARRANTY DEED

Name and Address of New Owner:
Brian J. Ginter
110 Cheshire Court
Goodlettsville, TN 37072

Send Tax Bills To:
Franklin Financial Mortgage
P. O. Box 687
Franklin, TN 37064

Street Address of Subject Property:
110 Cheshire Court
Goodlettsville, TN 37072

Map-Parcel No:
Map 26-6
Parcel 60.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Harry Martin and wife, Anne Martin,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BRIAN J. GINTER AND WIFE, MARY H. GINTER,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Windsor Green, Phase I, Section II, of record in Plat Book 6250, page 43, as resubdivided in Book 6200, page 233, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harry Martin and wife, Anne Martin by Warranty Deed from Beverly S. Bandy, unmarried and Johnathan H. Bandy, married of record in Book 1134, page 29, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
PROPERTY ADDRESS: 110 Cheshire Court, Goodlettsville, TN 37072

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes and 2001 City of Goodlettsville taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters shown on the Plan of record in Book 6250, page 43, and re-subdivided in Book 6200, page 233, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 929, amended in Book 6406, page 972, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer easement of record in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

5. Deed of Dedication of record in Book 6636, page 824, Register's Office for Davidson County, Tennessee.

6. Driveway easement of record in Book 6705, page 704, Register's Office for Davidson County, Tennessee.

7. Madison Suburban Utility District Easement of record in Book 4377, page 94, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 110 Cheshire Court, Goodlettsville, TN 37072

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 30th day of March, 2001.

HARRY MARTIN

ANNE MARTIN

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 Harry Martin and wife, Anne Martin, 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 this 30th day of March 2001.

NOTARY PUBLIC

My Commission Expires:_____

PAMELA B. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Pamela B. Wilson
My Commission Expires
September 25, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $81,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2001.

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: _____