Davidson County DEEDWARR
Recvd: 04/19/01 14:24 2pgs
Fees:11.00 Taxes:599.40
20010419-0038956

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **13th** day of **April, 2001** between **Clyde E. Deal** AND WIFE, MELISSA DEAL, GRANTOR, and **Larkin Grisanti and Kimberly Grisanti***, as GRANTEEs

*HUSBAND AND WIFE

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12,13, and 14 and amended in Book 3673, page 610, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clyde E. Deal III and wife, Melissa H. Deal by Warranty Deed form Kristen A. Mikutis and Larry L. McCollum, Jr. of record in Book 9726, page 497, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 3600, page 12,13, and 14 and Plat Book 3673, page 610, Register's Office for Davidson County, Tennessee.

Subject to all Restrictions of record in Book 3466, page 89, Book 3534, page 128, Book 3577, page 511, Book 3702, page 465, Book 3770, page 81, Register's Office for Davidson County, Tennessee.

Improved property known as ~~802~~ 902 Percy Warner Blvd. Nashville, Tennessee 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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **13th** day of **April, 2001.**

Clyde E. Deal

Melissa Deal

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde E. Deal,* the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 13th day of April, 2001.

*AND WIFE, MELISSA DEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-02

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $162000

Affiant

Subscribed and sworn before me this 13th day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-02

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Larkin Grisanti
802 Percy Warner Blvd.
Nashville, Tennessee 37205

Send Tax Bills to:
First Tennessee Bank
7610 Poplar Avenue Suite 250
Germantown, Tennessee 38138

Map & Parcel Number:

Map 129 Group 15-0 Parcel 47